

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9/43 Wickham Street Melton South VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$295,500

Property type

Unit

Suburb

Melton South

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6/39 Wickham Street Melton South VIC 3338	\$291,000	08-Feb-20
3/37 Wickham Street Melton South VIC 3338	\$399,000	05-Dec-19
3/26-28 Brooklyn Road Melton South VIC 3338	\$300,000	29-Nov-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 24 March 2020



6/39 Wickham Street Melton South VIC 3338 Sold Price **\$291,000** Sold Date **08-Feb-20**

2 1 1

Distance **0.09km**



3/37 Wickham Street Melton South VIC 3338 Sold Price **\$399,000** Sold Date **05-Dec-19**

3 2 -

Distance **0.1km**



3/26-28 Brooklyn Road Melton South VIC 3338 Sold Price **\$300,000** Sold Date **29-Nov-19**

2 1 1

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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