

## 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

1/43-45 Exford Road Melton South VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$295,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Unit

Suburb

Melton South

Period-from

01 Jun 2019

to

31 May 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

2/7 Toolern Street Melton South VIC 3338	\$310,000	26-Jan-20
6/39 Wickham Street Melton South VIC 3338	\$291,000	08-Feb-20
9/43 Wickham Street Melton South VIC 3338	\$295,000	20-May-20

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: 30 June 2020



**2/7 Toolern Street Melton South  
VIC 3338**

 2  1  1

Sold Price

**\$310,000**

Sold Date **26-Jan-20**

Distance **0.37km**



**6/39 Wickham Street Melton South  
VIC 3338**

 2  1  1

Sold Price

**\$291,000**

Sold Date **08-Feb-20**

Distance **0.39km**



**9/43 Wickham Street Melton South  
VIC 3338**

 2  1  1

Sold Price

<sup>RS</sup> **\$295,000**

Sold Date **20-May-20**

Distance **0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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