



WEST **EDGE**
REAL ESTATE

STATEMENT OF INFORMATION

2/37 WICKHAM STREET, MELTON SOUTH, VIC 3338

PREPARED BY WEST EDGE REAL ESTATE, 83-85 UNITT STREET MELTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



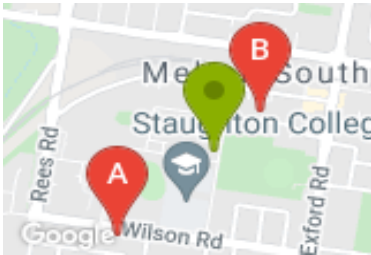
2/37 WICKHAM STREET, MELTON SOUTH,  **3**  **2**  **-**

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$459,000 to \$479,000**

MEDIAN SALE PRICE



MELTON SOUTH, VIC, 3338

Suburb Median Sale Price (Other)

01 July 2020 to 30 June 2021

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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 six months.



55 WILSON RD, MELTON SOUTH, VIC 3338

 **3**  **2**  **4**

Sale Price

\$470,000

Sale Date: 21/04/2021

Distance from Property: 433m



24 BRENNAN ST, MELTON SOUTH, VIC 3338

 **3**  **1**  **2**

Sale Price

\$470,000

Sale Date: 30/04/2021

Distance from Property: 208m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

2/37 WICKHAM STREET, MELTON SOUTH, VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$459,000 to \$479,000

Median sale price

Median price

Property type

Other

Suburb

MELTON SOUTH

Period

01 July 2020 to 30 June 2021

Source


pricfinder

Comparable property sales

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 six months.

Address of comparable property

Price

Date of sale

55 WILSON RD, MELTON SOUTH, VIC 3338	\$470,000	21/04/2021
24 BRENNAN ST, MELTON SOUTH, VIC 3338	\$470,000	30/04/2021

This Statement of Information was prepared

03/08/2021