

## 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

7/39 WICKHAM STREET MELTON SOUTH VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$369,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$369,500

Property type

Unit

Suburb

Melton South

Period-from

01 Oct 2022

to

30 Sep 2023

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

12/69-71 BARRIES ROAD MELTON VIC 3337	365000	30-Jun-23
7/84 ALBERT DRIVE MELTON SOUTH VIC 3338	370000	13-May-23
2/22 EXFORD ROAD MELTON SOUTH VIC 3338	370000	17-Jul-23

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: 25 October 2023

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**12/69-71 BARRIES ROAD MELTON  
VIC 3337**

 2  1  1

Sold Price

**365000**

Sold Date **30-Jun-23**

Distance **1.86km**



**7/84 ALBERT DRIVE MELTON  
SOUTH VIC 3338**

 2  1  1

Sold Price

**370000**

Sold Date **13-May-23**

Distance **1.39km**



**2/22 EXFORD ROAD MELTON  
SOUTH VIC 3338**

 2  1  1

Sold Price

Sold Date **17-Jul-23**

Distance **0.41km**



**5/45 STAUGHTON STREET  
MELTON SOUTH VIC 3338**

 2  1  2

Sold Price

<sup>RS</sup> **310000**

Sold Date **18-Sep-23**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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