

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

26/35 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

\$299,750

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

9/43 Wickham Street Melton South VIC 3338	\$295,000	20-May-20
38/17 Crestmont Drive Melton South VIC 3338	\$321,000	23-Mar-20
44/17 Crestmont Drive Melton South VIC 3338	\$300,000	21-Feb-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: 10 June 2020



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

Sold Price

\$295,000

Sold Date **20-May-20**

 2

 1

 1

Distance

0.12km



**38/17 Crestmont Drive Melton
South VIC 3338**

Sold Price

\$321,000

Sold Date **23-Mar-20**

 3

 1

 1

Distance

0.22km



**44/17 Crestmont Drive Melton
South VIC 3338**

Sold Price

\$300,000

Sold Date **21-Feb-20**

 3

 1

 1

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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