

## 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

14 WICKLOW DRIVE 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

\$589,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,000

Property type

House

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 25 WICKLOW DRIVE MELTON SOUTH VIC 3338 | \$628,000 | 18-Aug-22 |
| 41 ROCHFORD WAY MELTON SOUTH VIC 3338  | \$620,000 | 01-Jun-22 |
| 15 BABINA AVENUE MELTON SOUTH VIC 3338 | \$620,000 | 15-Dec-22 |

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: 09 October 2023



**25 WICKLOW DRIVE MELTON  
SOUTH VIC 3338**

4 2 2

Sold Price **\$628,000** Sold Date **18-Aug-22**

Distance **0.08km**



**41 ROCHFORD WAY MELTON  
SOUTH VIC 3338**

4 2 2

Sold Price **\$620,000** Sold Date **01-Jun-22**

Distance **0.17km**



**15 BABINA AVENUE MELTON  
SOUTH VIC 3338**

4 2 2

Sold Price Sold Date **15-Dec-22**

Distance **0.19km**

RS = Recent sale UN = Undisclosed Sale

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