

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

32 AYESHA AVENUE 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

or range
between

\$255,000

&

\$265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$331,500

Property type

Land

Suburb

Melton South

Period-from

01 Mar 2022

to

28 Feb 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

24 WICKLOW DRIVE MELTON SOUTH VIC 3338	\$280,000	08-Aug-22
8 SUMAC STREET BROOKFIELD VIC 3338	\$270,000	27-Aug-22
34 SUMAC STREET BROOKFIELD VIC 3338	\$295,000	05-Oct-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: 03 March 2023

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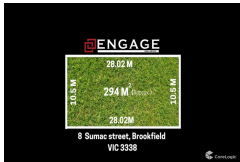


**24 WICKLOW DRIVE MELTON
SOUTH VIC 3338**

Sold Price **\$280,000** Sold Date **08-Aug-22**

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Distance **1.97km**

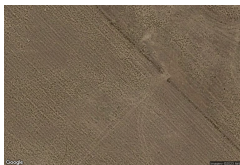


**8 SUMAC STREET BROOKFIELD
VIC 3338**

Sold Price **\$270,000** Sold Date **27-Aug-22**

 4  2  2

Distance **2.11km**



**34 SUMAC STREET BROOKFIELD
VIC 3338**

Sold Price **\$295,000** Sold Date **05-Oct-22**

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Distance **2.22km**

RS = Recent sale

UN = Undisclosed Sale

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