

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

3 WENTWORTH ROAD 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Melton South

Period-from

01 Nov 2021

to

31 Oct 2022

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

1 MONASH STREET MELTON SOUTH VIC 3338	\$530,000	08-Sep-22
5 EYRE STREET MELTON SOUTH VIC 3338	\$515,000	14-Sep-22
70 EXFORD ROAD MELTON SOUTH VIC 3338	\$510,000	20-Jun-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.~~

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1 MONASH STREET MELTON SOUTH VIC 3338

4 2 1

Sold Price

^{RS} **\$530,000** Sold Date **08-Sep-22**

Distance **0.8km**



5 EYRE STREET MELTON SOUTH VIC 3338

3 2 1

Sold Price

\$515,000 Sold Date **14-Sep-22**

Distance **0.21km**



70 EXFORD ROAD MELTON SOUTH VIC 3338

3 1 2

Sold Price

\$510,000 Sold Date **20-Jun-22**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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