

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

9 35 Wickham Street, Melton South Vic 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price between

\$300,000

&

\$330,000

Median sale price

Median price

\$327,500

Property Type

Unit

Suburb

Melton South

Period - From

01/01/2024

to

31/03/2024

Source

REIV

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 six 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	8/43 Wickham St MELTON SOUTH 3338	\$345,000	08/12/2023
2	7/39 Wickham St MELTON SOUTH 3338	\$330,000	27/02/2024
3	4/41 Staughton St MELTON SOUTH 3338	\$273,000	17/02/2024

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 six months.~~

This Statement of Information was prepared on:

21 August 2024

9 35 Wickham Street, Melton South Vic 3338

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Property Type:
Agent Comments

Indicative Selling Price
- \$300,000 - \$330,000
Median Unit Price
March quarter 2024: \$327,500

Comparable Properties



8/43 Wickham St MELTON SOUTH 3338
(REI/VG)



Price: \$345,000
Method: Private Sale
Date: 08/12/2023
Property Type: Unit

Agent Comments
Same block - better condition



7/39 Wickham St MELTON SOUTH 3338
(REI/VG)



Price: \$330,000
Method: Private Sale
Date: 27/02/2024
Property Type: Unit
Land Size: 157 sqm approx

Agent Comments
Same block - better condition



4/41 Staughton St MELTON SOUTH 3338
(REI/VG)



Price: \$273,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit

Agent Comments
Similar overall condition

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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