

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

4/37 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

or range
between

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$369,500

Property type

Unit

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

2/18 BIRDSWING TERRACE MELTON SOUTH VIC 3338	\$460,000	19-Sep-23
15/51-55 TULLIDGE STREET MELTON VIC 3337	\$440,000	02-May-23
1/16 MARBLE DRIVE COBBLEBANK VIC 3338	\$440,000	29-Aug-23

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 October 2023



**2/18 BIRDSWING TERRACE
MELTON SOUTH VIC 3338**

 3  2  2

Sold Price

^{RS} **\$460,000**

Sold Date **19-Sep-23**

Distance **1.29km**



**15/51-55 TULLIDGE STREET
MELTON VIC 3337**

 3  2  2

Sold Price

\$440,000

Sold Date **02-May-23**

Distance **2.27km**



**1/16 MARBLE DRIVE COBBLEBANK
VIC 3338**

 3  2  1

Sold Price

^{RS} **\$440,000**

Sold Date **29-Aug-23**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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