## 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	9 35 Wickham Street, Melton South Vic 3338
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$350	,000	&	\$380,000
---------------------	------	---	-----------

#### Median sale price

Median price \$	327,500	Pro	perty Type	Jnit		Suburb	Melton South
Period - From 0	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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/05/2024 21:00





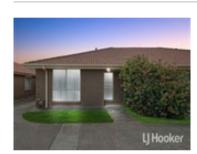


**Property Type: Agent Comments** 

Tony Gerace 03 9687 1344 0411 121701 tonygerace@burnham.com.au

**Indicative Selling Price** \$270,000 - \$290,000 **Median Unit Price** March quarter 2024: \$327,500

# Comparable Properties



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

**\_\_\_** 2

**x** 2

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) **-** 2

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)

**-**2

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



