# 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

22 Wicklow Drive 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	\$265,000	&	\$275,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$236,000	Prope	erty type Land		Suburb	Melton South	
Period-from	01 Jul 2020	to	30 Jun 2	2021	Source	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	
10 Clancy Road Weir Views VIC 3338	\$229,000	31-Jan-21	
75 Elpis Road Weir Views VIC 3338	\$236,000	31-Jan-21	
12 Clancy Road Weir Views VIC 3338	\$229,000	28-Jan-21	

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: 01 July 2021



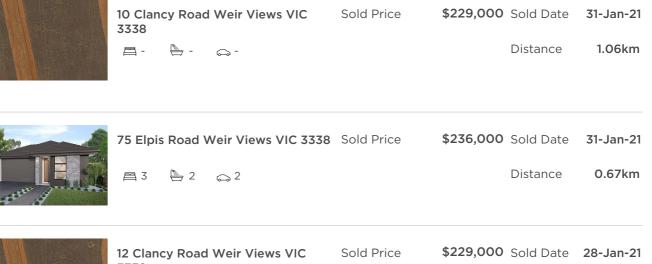
consumer.vic.gov.au



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12 Clancy 3338	y Road	Weir Views VIC	Sold Price	\$229,000	Sold Date	28-Jan-21
<b>=</b> -	- 🚔	<b>⇔</b> -			Distance	1.04km

#### RS = Recent sale UN = Undisclosed Sale

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