

## 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

25 Gretel Grove Melton VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$415,000

&

\$435,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

House

Suburb

Melton

Period-from

01 Mar 2020

to

28 Feb 2021

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

5 Lang Road Melton South VIC 3338	\$435,000	02-Dec-20
18 Lorimer Street Melton VIC 3337	\$416,500	12-Dec-20
21 Childs Street Melton South VIC 3338	\$420,000	17-Oct-20

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: 09 March 2021

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**5 Lang Road Melton South VIC 3338**

3 1 2

Sold Price **\$435,000** Sold Date **02-Dec-20**

Distance **0.36km**



**18 Lorimer Street Melton VIC 3337**

3 1 1

Sold Price **\$416,500** Sold Date **12-Dec-20**

Distance **0.57km**



**21 Childs Street Melton South VIC 3338**

3 1 2

Sold Price **\$420,000** Sold Date **17-Oct-20**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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