

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

34/35 Tullidge Street Melton VIC 3337

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

\$295,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$312,500

Property type

Unit

Suburb

Melton

Period-from

01 Mar 2019

to

29 Feb 2020

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

48/35 Tullidge Street Melton VIC 3337	\$313,000	23-Dec-19
22/35 Tullidge Street Melton VIC 3337	\$300,000	17-Oct-19
29/41-45 Gretel Grove Melton VIC 3337	\$295,000	20-Oct-19

OR

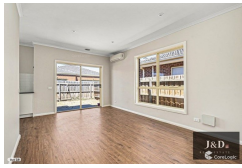
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 12 March 2020

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48/35 Tullidge Street Melton VIC 3337

Sold Price

\$313,000

Sold Date

23-Dec-19

3

1

1

Distance

0.07km



22/35 Tullidge Street Melton VIC 3337

Sold Price

\$300,000

Sold Date

17-Oct-19

3

1

1

Distance

0.09km



29/41-45 Gretel Grove Melton VIC 3337

Sold Price

\$295,000

Sold Date

20-Oct-19

3

1

1

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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