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Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

20/41-45 Gretel Grove Melton VIC 3337

 3  1  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$309,000 & \$329,000

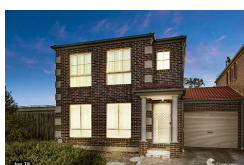
### Median Sale Price

\$318,000 Units in Melton between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



|                                                                                                                                                                                                                                                                 |                          |                  |           |                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------|-----------|------------------|
| <b>14/41-45 Gretel Grove Melton VIC 3337</b>                                                                                                                                                                                                                    | Sold Price <sup>RS</sup> | <b>\$315,000</b> | Sold Date | <b>30-Mar-19</b> |
|  3  1  |                          |                  | Distance  | <b>0.1km</b>     |



|                                                                                                                                                                                                                                                                 |            |                  |           |                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
| <b>22/41-45 Gretel Grove Melton VIC 3337</b>                                                                                                                                                                                                                    | Sold Price | <b>\$315,000</b> | Sold Date | <b>26-Feb-19</b> |
|  3  1  |            |                  | Distance  | <b>0.02km</b>    |



|                                                                                                                                                                                                                                                                 |                          |                  |           |                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------|-----------|------------------|
| <b>41/35 Tullidge Street Melton VIC 3337</b>                                                                                                                                                                                                                    | Sold Price <sup>RS</sup> | <b>\$315,000</b> | Sold Date | <b>13-Mar-19</b> |
|  3  1  |                          |                  | Distance  | <b>0.76km</b>    |

**RS** = Recent sale      **UN** = Undisclosed Sale

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