

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

13/20-24 Palmerston 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

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$316,500

Property type

Unit

Suburb

Melton

Period-from

01 Dec 2019

to

30 Nov 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

50/35 Tullidge Street Melton VIC 3337	\$318,000	07-Jul-20
46/35 Tullidge Street Melton VIC 3337	\$315,000	27-Jul-20
33/35 Tullidge Street Melton VIC 3337	\$320,000	02-May-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: 01 December 2020


50/35 Tullidge Street Melton VIC 3337

Sold Price

\$318,000

Sold Date

07-Jul-20
 3  1  1

Distance

0.21km

46/35 Tullidge Street Melton VIC 3337

Sold Price

\$315,000

Sold Date

27-Jul-20
 3  1  1

Distance

0.25km

33/35 Tullidge Street Melton VIC 3337

Sold Price

\$320,000

Sold Date

02-May-20
 3  1  1

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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