

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

20/51-55 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

\$359,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$316,500

Property type

Unit

Suburb

Melton

Period-from

01 Oct 2019

to

30 Sep 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

23/51-55 Tullidge Street Melton VIC 3337	\$370,000	09-Jun-20
4/51-55 Tullidge Street Melton VIC 3337	\$356,000	26-May-20
3/57 Church Street Melton VIC 3337	\$335,000	20-Jun-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: 21 October 2020



23/51-55 Tullidge Street Melton VIC 3337 Sold Price **\$370,000** Sold Date **09-Jun-20**
Distance **0.04km**

3 2 2



4/51-55 Tullidge Street Melton VIC 3337 Sold Price **\$356,000** Sold Date **26-May-20**
Distance **0.11km**

3 2 2



3/57 Church Street Melton VIC 3337 Sold Price **\$335,000** Sold Date **20-Jun-20**
Distance **1.1km**

3 2 1

RS = Recent sale

UN = Undisclosed Sale

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