

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

14/51-55 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Melton

Period-from

01 May 2021

to

30 Apr 2022

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

13/51-55 TULLIDGE STREET MELTON VIC 3337	\$425,000	07-Dec-21
17/51-55 TULLIDGE STREET MELTON VIC 3337	\$420,000	17-Nov-21
18/35 TULLIDGE STREET MELTON VIC 3337	\$385,000	29-Jun-21

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: 04 May 2022

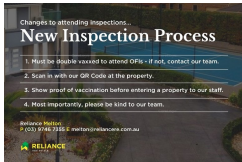


**13/51-55 TULLIDGE STREET
MELTON VIC 3337**

 3  2  2

Sold Price **\$425,000** Sold Date **07-Dec-21**

Distance **0.02km**



**17/51-55 TULLIDGE STREET
MELTON VIC 3337**

 3  2  2

Sold Price **\$420,000** Sold Date **17-Nov-21**

Distance **0.05km**



**18/35 TULLIDGE STREET MELTON
VIC 3337**

 3  1  2

Sold Price **\$385,000** Sold Date **29-Jun-21**

Distance **0.21km**



**2/18-20 HENRY STREET MELTON
VIC 3337**

 3  1  1

Sold Price ^{RS} **\$455,000** Sold Date **01-Apr-22**

Distance **0.46km**



**14/35 TULLIDGE STREET MELTON
VIC 3337**

 3  2  2

Sold Price **\$400,000** Sold Date **03-Oct-21**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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