

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

11/41-45 GRETTEL GROVE 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

\$399,000

&

\$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,500

Property type

Unit

Suburb

Melton

Period-from

01 Jul 2023

to

30 Jun 2024

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

5/55-61 BARRIES ROAD MELTON VIC 3337	\$415,000	30-Sep-23
1/81 GRETTEL GROVE MELTON VIC 3337	\$370,000	14-Dec-23
13/44-50 PHILLIP STREET MELTON SOUTH VIC 3338	\$350,000	27-Dec-23

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: 25 July 2024



**5/55-61 BARRIES ROAD MELTON
VIC 3337**

 3  1  1

Sold Price

\$415,000

Sold Date **30-Sep-23**

Distance **0.16km**



**1/81 GRETTEL GROVE MELTON VIC
3337**

 3  1  1

Sold Price

\$370,000

Sold Date **14-Dec-23**

Distance **0.29km**



**13/44-50 PHILLIP STREET MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price

\$350,000

Sold Date **27-Dec-23**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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