

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

1/81 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$373,500

Property type

Unit

Suburb

Melton

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/6 GLADSTONE GROVE MELTON VIC 3337	\$380,000	01-Jun-23
22/35 TULLIDGE STREET MELTON VIC 3337	\$365,000	29-Jun-23
17/41-45 GRETTEL GROVE MELTON VIC 3337	\$360,000	16-Aug-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: 29 November 2023



2/6 GLADSTONE GROVE MELTON VIC 3337

Sold Price

\$380,000

Sold Date

01-Jun-23
 3

 1

 1

Distance

1.11km


22/35 TULLIDGE STREET MELTON VIC 3337

Sold Price

\$365,000

Sold Date

29-Jun-23
 3

 1

 -

Distance

0.59km


17/41-45 GRETTEL GROVE MELTON VIC 3337

Sold Price

\$360,000

Sold Date

16-Aug-23
 3

 1

 1

Distance

0.2km


3/21 MCKENZIE STREET MELTON VIC 3337

Sold Price

Sold Date

15-Jul-23
 2

 1

 1

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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