

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

14/41-45 Gretel 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

\$385,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,250

Property type

Unit

Suburb

Melton

Period-from

01 Nov 2020

to

31 Oct 2021

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

16/41-45 Gretel Grove Melton VIC 3337	\$390,000	13-Aug-21
6/35 Tullidge Street Melton VIC 3337	\$365,000	18-Jun-21
6 Kim Lane Harkness VIC 3337	\$391,000	10-May-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: 06 November 2021



16/41-45 Gretel Grove Melton VIC 3337

 3  1  2

Sold Price

\$390,000

Sold Date

13-Aug-21

Distance

0.13km



6/35 Tullidge Street Melton VIC 3337

 3  2  2

Sold Price

\$365,000

Sold Date

18-Jun-21

Distance

0.86km



6 Kim Lane Harkness VIC 3337

 3  2  2

Sold Price

\$391,000

Sold Date

10-May-21

Distance

3.26km

RS = Recent sale

UN = Undisclosed Sale

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