

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

47/35 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$368,500

Property type

Unit

Suburb

Melton

Period-from

01 Jan 2023

to

31 Dec 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

32/35 TULLIDGE STREET MELTON VIC 3337	\$372,000	24-Oct-23
39/35 TULLIDGE STREET MELTON VIC 3337	\$365,000	31-Oct-23
1/81 GRETEL GROVE MELTON VIC 3337	\$370,000	02-Jan-24

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: 24 January 2024



32/35 TULLIDGE STREET MELTON VIC 3337 Sold Price **\$372,000** Sold Date **24-Oct-23**

 3
  1
  1

Distance **0km**



39/35 TULLIDGE STREET MELTON VIC 3337 Sold Price **\$365,000** Sold Date **31-Oct-23**

 3
  1
  1

Distance **0.03km**



1/81 GRETAL GROVE MELTON VIC 3337 Sold Price ^{RS} **\$370,000** Sold Date **02-Jan-24**

 3
  1
  1

Distance **0.54km**



17/41-45 GRETAL GROVE MELTON VIC 3337 Sold Price **\$360,000** Sold Date **16-Aug-23**

 3
  1
  1

Distance **0.72km**



4/17-19 MCKENZIE STREET MELTON VIC 3337 Sold Price **\$420,000** Sold Date **05-Aug-23**

 3
  1
  1

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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