

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

67 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

\$449,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

House

Suburb

Melton

Period-from

01 Dec 2019

to

30 Nov 2020

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

74 Gretel Grove Melton VIC 3337	\$570,000	24-Apr-20
3 Palmerston Street Melton VIC 3337	\$467,000	05-Nov-20
8 Alkemade Drive Melton VIC 3337	\$396,500	07-Oct-20

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: 15 December 2020



74 Gretel Grove Melton VIC 3337

Sold Price

\$570,000

Sold Date **24-Apr-20**

 5  3  2

Distance **0.21km**



3 Palmerston Street Melton VIC 3337

Sold Price

^{RS} **\$467,000**

Sold Date **05-Nov-20**

 3  2  2

Distance **0.29km**



8 Alkemade Drive Melton VIC 3337

Sold Price

\$396,500

Sold Date **07-Oct-20**

 4  1  2

Distance **0.75km**



28 Perry Close Melton VIC 3337

Sold Price

\$390,000

Sold Date **29-May-20**

 3  1  2

Distance **1.15km**



8 Bryan Court Melton VIC 3337

Sold Price

\$347,500

Sold Date **21-Sep-20**

 3  1  2

Distance **1.26km**



16 Cassia Road Melton VIC 3337

Sold Price

\$367,000

Sold Date **21-Aug-20**

 3  1  2

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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24 Cassia Road Melton VIC 3337

Sold Price

\$350,000

Sold Date

09-Jun-20

 3  -  1

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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