

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

1/35 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

or range
between

\$289,000

&

\$309,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Unit

Suburb

Melton

Period-from

01 Mar 2020

to

28 Feb 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

6/62 Andrew Street Melton South VIC 3338	\$291,000	10-Nov-20
1/15-19 Oneills Road Melton VIC 3337	\$297,500	05-Nov-20
2/2-4 Brooklyn Road Melton South VIC 3338	\$295,000	22-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.~~

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6/62 Andrew Street Melton South
VIC 3338

2 1 1

Sold Price

\$291,000 Sold Date 10-Nov-20

Distance 0.77km



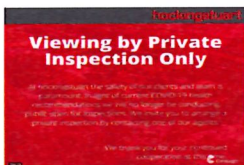
1/15-19 Oneills Road Melton VIC
3337

2 1 1

Sold Price

\$297,500 Sold Date 05-Nov-20

Distance 1.09km



2/2-4 Brooklyn Road Melton South
VIC 3338

2 1 1

Sold Price

\$295,000 Sold Date 22-Oct-20

Distance 1.78km

RS = Recent sale UN = Undisclosed Sale

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