

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

32/35 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$373,500

Property type

Unit

Suburb

Melton

Period-from

01 Oct 2022

to

30 Sep 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

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
2/6 GLADSTONE GROVE MELTON VIC 3337	\$380,000	01-Jun-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: 16 October 2023

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**22/35 TULLIDGE STREET MELTON
VIC 3337**

Sold Price

\$365,000

Sold Date

29-Jun-23



3



1



1

Distance

0.08km



**17/41-45 GRETTEL GROVE MELTON
VIC 3337**

Sold Price

\$360,000

Sold Date

16-Aug-23



3



1



1

Distance

0.68km



**2/6 GLADSTONE GROVE MELTON
VIC 3337**

Sold Price

\$380,000

Sold Date

01-Jun-23



3



1



1

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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