

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

31/41-45 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,500

Property type

Unit

Suburb

Melton

Period-from

01 Dec 2023

to

30 Nov 2024

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

18/55-61 BARRIES ROAD MELTON VIC 3337	\$390,000	04-Dec-24
3/55-61 BARRIES ROAD MELTON VIC 3337	\$380,000	17-Oct-24
12/20-24 PALMERSTON STREET MELTON VIC 3337	\$400,000	06-Oct-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: 10 December 2024



**18/55-61 BARRIES ROAD MELTON
 VIC 3337**

3 1 1

Sold Price

^{RS} **\$390,000**

Sold Date **04-Dec-24**

Distance **0.2km**



**3/55-61 BARRIES ROAD MELTON
 VIC 3337**

3 1 1

Sold Price

^{RS} **\$380,000**

Sold Date **17-Oct-24**

Distance **0.22km**



**12/20-24 PALMERSTON STREET
 MELTON VIC 3337**

3 1 1

Sold Price

\$400,000

Sold Date **06-Oct-24**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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