

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

4/35 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

\$319,000

&

\$339,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$371,000

Property type

Unit

Suburb

Melton

Period-from

01 Jun 2023

to

31 May 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

1/14 BERNARD DRIVE MELTON SOUTH VIC 3338	\$327,500	21-Mar-24
10/64 PALMERSTON STREET MELTON VIC 3337	\$329,000	27-May-24
13/44-50 PHILLIP STREET MELTON SOUTH VIC 3338	\$350,000	27-Dec-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: 18 June 2024

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**1/14 BERNARD DRIVE MELTON
SOUTH VIC 3338**

2 1 1

Sold Price

\$327,500

Sold Date

21-Mar-24

Distance

1.37km



**10/64 PALMERSTON STREET
MELTON VIC 3337**

2 1 1

Sold Price

^{RS}**\$329,000**

Sold Date

27-May-24

Distance

0.83km



**13/44-50 PHILLIP STREET MELTON
SOUTH VIC 3338**

2 1 1

Sold Price

\$350,000

Sold Date

27-Dec-23

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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