

## 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

46/35 Tullidge Street Melton VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$310,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Unit

Suburb

Melton

Period-from

01 Jul 2019

to

30 Jun 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

40/35 Tullidge Street Melton VIC 3337	\$320,000	24-Jan-20
44/35 Tullidge Street Melton VIC 3337	\$325,000	21-Feb-20
34/35 Tullidge Street Melton VIC 3337	\$315,000	25-Mar-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: 17 July 2020



**40/35 Tullidge Street Melton VIC 3337**

 3  1  1

Sold Price

**\$320,000**

Sold Date

**24-Jan-20**

Distance

**0.03km**



**44/35 Tullidge Street Melton VIC 3337**

 3  1  2

Sold Price

**\$325,000**

Sold Date

**21-Feb-20**

Distance

**0.03km**



**34/35 Tullidge Street Melton VIC 3337**

 3  1  1

Sold Price

**\$315,000**

Sold Date

**25-Mar-20**

Distance

**0.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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