

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

26 GRETTEL 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

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton

Period-from

01 Feb 2023

to

31 Jan 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

3 REGENCY PLACE MELTON WEST VIC 3337	\$410,000	16-Jan-24
48 PENGUIN STREET MELTON VIC 3337	\$411,000	08-Dec-23
6 CURLEW CLOSE MELTON VIC 3337	\$421,000	04-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: 24 February 2024

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3 REGENCY PLACE MELTON WEST VIC 3337

Sold Price

^{RS}

\$410,000

Sold Date

16-Jan-24

3

1

-

Distance

1.99km



48 PENGUIN STREET MELTON VIC 3337

Sold Price

^{RS}

\$411,000

Sold Date

08-Dec-23

3

1

2

Distance

1.82km



6 CURLEW CLOSE MELTON VIC 3337

Sold Price

\$421,000

Sold Date

04-Dec-23

3

1

-

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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