

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

29/35 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

\$335,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

House

Suburb

Melton

Period-from

01 Dec 2019

to

30 Nov 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

20/51-55 Tullidge Street Melton VIC 3337	\$355,000	02-Dec-20
5/35 Tullidge Street Melton VIC 3337	\$335,000	24-Sep-20
12/35 Tullidge Street Melton VIC 3337	\$340,000	13-Nov-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: 07 December 2020



20/51-55 Tullidge Street Melton VIC 3337

Sold Price ^{RS} **\$355,000** Sold Date **02-Dec-20**

 3  2  2

Distance **0.09km**



5/35 Tullidge Street Melton VIC 3337

Sold Price **\$335,000** Sold Date **24-Sep-20**

 3  2  2

Distance **0.09km**



12/35 Tullidge Street Melton VIC 3337

Sold Price ^{RS} **\$340,000** Sold Date **13-Nov-20**

 3  2  2

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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