

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17/41-45 GRETTEL GROVE, MELTON, VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$420,000

or range between

&

Median sale price

Median price

\$366,261

Property Type

Townhouse

Suburb

MELTON, VIC 3337

Period - From

12/24

to

03/25

Source

Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
31/41-45 GRETTEL GROVE MELTON VIC 3337	\$378,000	21/01/25
3/55-61 BARRIES ROAD MELTON VIC 3337	\$380,000	08/10/24
18/55-61 BARRIES ROAD MELTON VIC 3337	\$390,000	04/12/24

This Statement of Information was prepared on:

29/03/2025