

## 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

3/35 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

\$339,000

&

\$369,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$385,000

Property type

House

Suburb

Melton

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/35 Tullidge Street Melton VIC 3337	\$340,000	15-Jul-19
6/21-29 Lakewood Boulevard Melton VIC 3337	\$340,000	04-Jul-19
2/5 Smith Street Melton VIC 3337	\$365,000	03-Aug-19

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: 13 November 2019



**2/35 Tullidge Street Melton VIC 3337**

3 2 2

Sold Price

**\$340,000**

Sold Date

**15-Jul-19**

Distance

**0.01km**



**6/21-29 Lakewood Boulevard Melton VIC 3337**

3 1 1

Sold Price

Sold Date

**04-Jul-19**

Distance

**0.33km**



**2/5 Smith Street Melton VIC 3337**

3 1 1

Sold Price

**\$365,000**

Sold Date

**03-Aug-19**

Distance

**0.46km**

RS = Recent sale

UN = Undisclosed Sale

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