

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

48/35 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

House

Suburb

Melton

Period-from

01 Oct 2018

to

30 Sep 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
35/35 Tullidge Street Melton VIC 3337	\$330,000	25-Oct-19
9/20-24 Palmerston Street Melton VIC 3337	\$315,000	10-Oct-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: 27 October 2019



2/35 Tullidge Street Melton VIC 3337

 3  2  2

Sold Price **\$340,000** Sold Date **15-Jul-19**

Distance **0.03km**



35/35 Tullidge Street Melton VIC 3337

 3  1  1

Sold Price ^{RS} **\$330,000** Sold Date **25-Oct-19**

Distance **0.05km**



9/20-24 Palmerston Street Melton VIC 3337

 3  1  1

Sold Price **\$315,000** Sold Date **10-Oct-19**

Distance **0.25km**

RS = Recent sale **UN** = Undisclosed Sale

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