

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

1/91 PALMERSTON 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$371,000

Property type

Unit

Suburb

Melton

Period-from

01 May 2023

to

30 Apr 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

47/35 TULLIDGE STREET MELTON VIC 3337	\$380,000	23-Feb-24
30/35 TULLIDGE STREET MELTON VIC 3337	\$385,000	19-Apr-24
2/308 CENTENARY AVENUE HARKNESS VIC 3337	\$412,000	13-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: 06 May 2024

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**47/35 TULLIDGE STREET MELTON
VIC 3337**

3 1 1

Sold Price

\$380,000

Sold Date

23-Feb-24

Distance

1.24km



**30/35 TULLIDGE STREET MELTON
VIC 3337**

3 1 1

Sold Price

^{RS} **\$385,000**

Sold Date

19-Apr-24

Distance

1.31km



**2/308 CENTENARY AVENUE
HARKNESS VIC 3337**

3 1 1

Sold Price

\$412,000

Sold Date

13-Dec-23

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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