

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

17/41-45 GRETEL GROVE 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

\$349,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$483,750

Property type

House

Suburb

Melton

Period-from

01 Jun 2022

to

31 May 2023

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

5/62 ANDREW STREET MELTON SOUTH VIC 3338	\$370,000	05-May-23
2/32 HENRY STREET MELTON VIC 3337	\$388,000	27-Mar-23
2/6 GLADSTONE GROVE MELTON VIC 3337	\$380,000	19-Jun-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: 28 June 2023



5/62 ANDREW STREET MELTON SOUTH VIC 3338

Sold Price

^{RS}

\$370,000

Sold Date

05-May-23

 3  1  1

Distance

0.26km



2/32 HENRY STREET MELTON VIC 3337

Sold Price

\$388,000

Sold Date

27-Mar-23

 3  1  1

Distance

0.73km



2/6 GLADSTONE GROVE MELTON VIC 3337

Sold Price

^{RS}

\$380,000

Sold Date

19-Jun-23

 3  1  1

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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