

## 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

26 GRETEL GROVE 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

\$380,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton

Period-from

01 Jan 2023

to

31 Dec 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

2 GRETEL GROVE MELTON VIC 3337	\$390,000	12-Dec-23
58 CHILDS STREET MELTON SOUTH VIC 3338	\$410,000	18-Nov-23
6 CURLEW CLOSE MELTON VIC 3337	\$421,000	15-Dec-23

OR

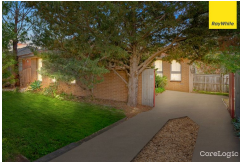
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 January 2024

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## 2 GRETTEL GROVE MELTON VIC 3337

3 1 2

Sold Price

<sup>RS</sup> \$390,000

Sold Date 12-Dec-23

Distance 0.19km



## 58 CHILDS STREET MELTON SOUTH VIC 3338

3 1 1

Sold Price

<sup>RS</sup> \$410,000

Sold Date 18-Nov-23

Distance 0.94km



## 6 CURLEW CLOSE MELTON VIC 3337

3 1 2

Sold Price

<sup>RS</sup> \$421,000

Sold Date 15-Dec-23

Distance 1.59km

RS = Recent sale

UN = Undisclosed Sale

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