

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

30/35 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

\$349,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Melton

Period-from

01 Mar 2023

to

29 Feb 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

13/44-50 PHILLIP STREET MELTON SOUTH VIC 3338	\$350,000	27-Dec-23
3/55 CHILDS STREET MELTON SOUTH VIC 3338	\$370,000	06-Feb-24
1/27-33 KURRAJONG CRESCENT MELTON SOUTH VIC 3338	\$345,000	19-Mar-24

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: 25 March 2024

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**13/44-50 PHILLIP STREET MELTON
SOUTH VIC 3338**

Sold Price

\$350,000

Sold Date

27-Dec-23

2

1

1

Distance

0.89km



**3/55 CHILDS STREET MELTON
SOUTH VIC 3338**

Sold Price

^{RS} **\$370,000**

Sold Date

06-Feb-24

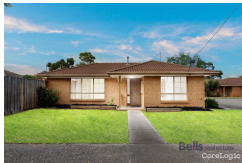
2

1

1

Distance

1.54km



**1/27-33 KURRAJONG CRESCENT
MELTON SOUTH VIC 3338**

Sold Price

^{RS} **\$345,000**

Sold Date

19-Mar-24

2

1

1

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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