

## 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

49/35 TULLIDGE STREET 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

\$355,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$371,000

Property type

Unit

Suburb

Melton

Period-from

01 Jun 2023

to

31 May 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	17-Apr-24
48/62 ANDREW STREET MELTON SOUTH VIC 3338	\$360,000	13-Feb-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: 11 June 2024

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

Sold Price

**\$380,000**

Sold Date

**23-Feb-24**

 3  1  1

Distance

**0.02km**



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

Sold Price

**\$385,000**

Sold Date

**17-Apr-24**

 3  1  1

Distance

**0.07km**



**48/62 ANDREW STREET MELTON  
SOUTH VIC 3338**

Sold Price

**\$360,000**

Sold Date

**13-Feb-24**

 3  1  1

Distance

**0.79km**

RS = Recent sale

UN = Undisclosed Sale

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