

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

7/21-29 LAKEWOOD BOULEVARD 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 Apr 2023

to

31 Mar 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

30/35 TULLIDGE STREET MELTON VIC 3337	\$385,000	19-Apr-24
47/35 TULLIDGE STREET MELTON VIC 3337	\$380,000	23-Feb-24
4/213 STATION ROAD MELTON VIC 3337	\$410,000	17-Jan-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: 29 April 2024

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

Sold Price

^{RS}

\$385,000

Sold Date

19-Apr-24

 3  1  1

Distance

0.22km



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

Sold Price

\$380,000

Sold Date

23-Feb-24

 3  1  1

Distance

0.28km



**4/213 STATION ROAD MELTON VIC
3337**

Sold Price

\$410,000

Sold Date

17-Jan-24

 3  1  1

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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