

## 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

6/51-55 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

\$370,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Unit

Suburb

Melton

Period-from

01 Jul 2019

to

30 Jun 2020

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

4/51-55 Tullidge Street Melton VIC 3337	\$356,000	08-Jun-20
22/51-55 Tullidge Street Melton VIC 3337	\$350,000	06-Nov-19
15/51-55 Tullidge Street Melton VIC 3337	\$350,000	10-Jan-20

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 July 2020

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**4/51-55 Tullidge Street Melton VIC 3337** Sold Price **\$356,000** Sold Date **08-Jun-20**  
 Distance **0.03km**  
 3 2 2



**22/51-55 Tullidge Street Melton VIC 3337** Sold Price **\$350,000** Sold Date **06-Nov-19**  
 Distance **0.06km**  
 3 2 2



**15/51-55 Tullidge Street Melton VIC 3337** Sold Price Sold Date **10-Jan-20**  
 Distance **0.07km**  
 3 2 2

RS = Recent sale      UN = Undisclosed Sale

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