

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 4/1 Gordon Street, Tullamarine Vic 3043

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000 & \$490,000

Median sale price

Median price \$463,000 House Unit X Suburb Tullamarine

Period - From 01/10/2018 to 31/12/2018 Source REIV

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 six 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
1	3/12 Broadmeadows Rd TULLAMARINE 3043	\$490,000	03/10/2018
2	2/6 Marjory PI TULLAMARINE 3043	\$485,000	31/07/2018
3	3/248 Melrose Dr TULLAMARINE 3043	\$463,000	22/11/2018

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 six months.



 2  1  1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



3/12 Broadmeadows Rd TULLAMARINE 3043 (REI)

Agent Comments

 2  2  1

Price: \$490,000

Method: Private Sale

Date: 03/10/2018

Rooms: 4

Property Type: Townhouse (Single)



2/6 Marjory PI TULLAMARINE 3043 (REI)

Agent Comments

 2  1  2

Price: \$485,000

Method: Private Sale

Date: 31/07/2018

Rooms: 5

Property Type: Unit



3/248 Melrose Dr TULLAMARINE 3043 (REI)

Agent Comments

 2  1  1

Price: \$463,000

Method: Sold Before Auction

Date: 22/11/2018

Rooms: 3

Property Type: Townhouse (Res)