

STATEMENT OF INFORMATION

5 TANGEMERE AVENUE, TULLAMARINE, VIC 3043

PREPARED BY JOSEPH SASSINE, JASON REAL ESTATE SALES PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 TANGEMERE AVENUE, TULLAMARINE,

 3  2  1

Indicative Selling Price

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

Price Range: \$500,000 to \$550,000

Provided by: Joseph Sassine, Jason Real Estate Sales PTY LTD

MEDIAN SALE PRICE



TULLAMARINE, VIC, 3043

Suburb Median Sale Price (Unit)

\$530,000

01 October 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



2/56 TADSTAN DR, TULLAMARINE, VIC 3043

 3  1  1

Sale Price

\$500,000

Sale Date: 19/08/2017

Distance from Property: 415m



1/59 EUMARELLA ST, TULLAMARINE, VIC 3043

 3  2  1

Sale Price

\$527,000

Sale Date: 19/08/2017

Distance from Property: 510m



3/22 BANKSIA GR, TULLAMARINE, VIC 3043

 3  1  1

Sale Price

***\$540,000**

Sale Date: 16/02/2018

Distance from Property: 838m



This report has been compiled on 22/03/2018 by Jason Real Estate Sales PTY LTD. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 TANGEMERE AVENUE, TULLAMARINE, VIC 3043

Indicative selling price

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

Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$530,000

House

Unit

X


Suburb

TULLAMARINE

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

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 |
|--|------------|--------------|
| 2/56 TADSTAN DR, TULLAMARINE, VIC 3043 | \$500,000 | 19/08/2017 |
| 1/59 EUMARELLA ST, TULLAMARINE, VIC 3043 | \$527,000 | 19/08/2017 |
| 3/22 BANKSIA GR, TULLAMARINE, VIC 3043 | *\$540,000 | 16/02/2018 |