

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

14 Derby Street, Tullamarine Vic 3043

Indicative selling price

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

Range between \$560,000

&

\$600,000

Median sale price

Median price \$655,500

House

X

Unit

Suburb Tullamarine

Period - From 01/04/2017

to

30/06/2017

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	18 Micheline St TULLAMARINE 3043	\$601,000	06/05/2017
2	3 Garryowen Tce TULLAMARINE 3043	\$595,000	16/09/2017
3	33 Millar Rd TULLAMARINE 3043	\$575,000	29/04/2017

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.



 3  1  1

Rooms:

Property Type: House

Land Size: 530 sqm approx

Agent Comments

Comparable Properties



18 Micheline St TULLAMARINE 3043 (REI)

Agent Comments

 3  1  1

Price: \$601,000

Method: Auction Sale

Date: 06/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 529 sqm approx



3 Garryowen Tce TULLAMARINE 3043 (REI)

Agent Comments

 3  1  2

Price: \$595,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 531 sqm approx



33 Millar Rd TULLAMARINE 3043 (REI)

Agent Comments

 3  2  -

Price: \$575,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 573 sqm approx