

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

12/45-47 Derby Street Tullamarine VIC 3043

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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Apr 2019

to

31 Mar 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

11/95-97 Mickleham Road Tullamarine VIC 3043	\$480,000	10-Apr-19
9/95-97 Mickleham Road Tullamarine VIC 3043	\$435,000	22-Jan-20
2/75 Gordon Street Tullamarine VIC 3043	\$497,500	08-Aug-19

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: 24 April 2020



**11/95-97 Mickleham Road
Tullamarine VIC 3043**

 3  1  1

Sold Price **\$480,000** Sold Date **10-Apr-19**

Distance **0.78km**



**9/95-97 Mickleham Road
Tullamarine VIC 3043**

 3  1  1

Sold Price **\$435,000** Sold Date **22-Jan-20**

Distance **0.8km**



2/75 Gordon Street Tullamarine VIC 3043

 3  1  1

Sold Price **\$497,500** Sold Date **08-Aug-19**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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