

## 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

13 Christopher Crescent, Tullamarine Vic 3043

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$660,000

#### Median sale price

Median price

\$655,000

House

X

Unit

Suburb

Tullamarine

Period - From

01/07/2017

to

30/09/2017

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	235 Melrose Dr TULLAMARINE 3043	\$660,000	17/08/2017
2	8 Dianne Dr TULLAMARINE 3043	\$660,000	14/08/2017
3	15 Christopher Cr TULLAMARINE 3043	\$647,000	07/10/2017

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.~~



**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**

\$660,000

**Median House Price**

September quarter 2017: \$655,000

## Comparable Properties



**235 Melrose Dr TULLAMARINE 3043 (REI)**

**Agent Comments**



**Price:** \$660,000  
**Method:** Sold Before Auction  
**Date:** 17/08/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**8 Dianne Dr TULLAMARINE 3043 (REI)**

**Agent Comments**



**Price:** \$660,000  
**Method:** Sold Before Auction  
**Date:** 14/08/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 584 sqm approx



**15 Christopher Cr TULLAMARINE 3043 (REI)**

**Agent Comments**



**Price:** \$647,000  
**Method:** Auction Sale  
**Date:** 07/10/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 529 sqm approx