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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

2/21 Banksia Grove 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

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

*House

*Unit

X

Suburb

Tullamarine

Period-from

01 Mar 2018

to

28 Feb 2019

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 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

7/2-4 Gordon Street Tullamarine VIC 3043	\$410,000	20-Oct-18
4/6 Warwick Place Tullamarine VIC 3043	\$415,000	19-Nov-18
16/112A Mickleham Road Tullamarine VIC 3043	\$395,000	21-Dec-18

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.~~

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**7/2-4 Gordon Street Tullamarine
VIC 3043**

 2  1  1

Sold Price **\$410,000** Sold Date **20-Oct-18**

Distance **0.51km**



**4/6 Warwick Place Tullamarine VIC
3043**

 2  1  1

Sold Price **\$415,000** Sold Date **19-Nov-18**

Distance **0.58km**



**16/112A Mickleham Road
Tullamarine VIC 3043**

 2  1  1

Sold Price **\$395,000** Sold Date **21-Dec-18**

Distance **1.06km**

RS = Recent sale UN = Undisclosed Sale

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