

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

3/248 Melrose Drive, Tullamarine Vic 3043

Indicative selling price

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

Range between

\$420,000

&

\$460,000

Median sale price

Median price

\$413,750

House

Unit

X

Suburb

Tullamarine

Period - From

01/07/2016

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	2/20 Waratah Av TULLAMARINE 3043	\$473,000	01/04/2017
2	3/40 Broadmeadows Rd TULLAMARINE 3043	\$435,500	08/07/2017
3	8/112a Mickleham Rd TULLAMARINE 3043	\$415,500	22/04/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$420,000 - \$460,000
Median Unit Price
Year ending June 2017: \$413,750

Comparable Properties



2/20 Waratah Av TULLAMARINE 3043 (REI)

Agent Comments



Price: \$473,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 4
Property Type: Unit



3/40 Broadmeadows Rd TULLAMARINE 3043 (REI)

Agent Comments



Price: \$435,500
Method: Auction Sale
Date: 08/07/2017
Rooms: 3
Property Type: Townhouse (Res)



8/112a Mickleham Rd TULLAMARINE 3043 (REI)

Agent Comments



Price: \$415,500
Method: Auction Sale
Date: 22/04/2017
Rooms: 4
Property Type: Unit