

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	5 Shawlands Drive, Tullamarine Vic 3043
Including suburb and postcode	
posicode	

Indicative selling price

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

Range between	\$650,000	&	\$690,000

Median sale price

Median price	\$655,000	Hou	se 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)

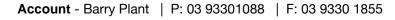
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale

1	9 Lucas PI TULLAMARINE 3043	\$700,000	11/11/2017
2	4 Belmont PI GLADSTONE PARK 3043	\$676,000	14/10/2017
3	6 Duggan PI GLADSTONE PARK 3043	\$665,000	30/10/2017

OR

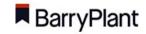
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 552 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$690,000 **Median House Price** September quarter 2017: \$655,000

Comparable Properties



9 Lucas PI TULLAMARINE 3043 (REI)





Price: \$700,000 Method: Auction Sale Date: 11/11/2017

Rooms: -

Property Type: House (Res)

Agent Comments



4 Belmont PI GLADSTONE PARK 3043 (REI)







Price: \$676,000 Method: Auction Sale Date: 14/10/2017

Rooms: 6

Property Type: House (Res)

Agent Comments



6 Duggan PI GLADSTONE PARK 3043 (REI)





Price: \$665.000 Method: Private Sale Date: 30/10/2017

Rooms: 5

Property Type: House

Agent Comments

Account - Barry Plant | P: 03 93301088 | F: 03 9330 1855





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