

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

2/1 MARJORY PLACE 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

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,500

Property type

Unit

Suburb

Tullamarine

Period-from

01 Nov 2021

to

31 Oct 2022

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

| | | |
|---|-----------|-----------|
| 2/55 EUMARELLA STREET TULLAMARINE VIC 3043 | \$570,000 | 25-Oct-22 |
| 3/23 WARATAH AVENUE TULLAMARINE VIC 3043 | \$536,000 | 24-Sep-22 |
| 9/107-109 MICKLEHAM ROAD TULLAMARINE VIC 3043 | \$530,000 | 01-Oct-22 |

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: 19 November 2022

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**2/55 EUMARELLA STREET
TULLAMARINE VIC 3043**

2 2 1

Sold Price

^{RS}

\$570,000

Sold Date

25-Oct-22

Distance

0.52km



**3/23 WARATAH AVENUE
TULLAMARINE VIC 3043**

2 1 1

Sold Price

^{RS}

\$536,000

Sold Date

24-Sep-22

Distance

0.87km



**9/107-109 MICKLEHAM ROAD
TULLAMARINE VIC 3043**

2 1 1

Sold Price

\$530,000

Sold Date

01-Oct-22

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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