

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

7/52 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,500

Property type

Unit

Suburb

Tullamarine

Period-from

01 Jan 2019

to

31 Dec 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 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

1/39 Banksia Grove Tullamarine VIC 3043	\$602,000	05-Oct-19
24B Henderson Road Tullamarine VIC 3043	\$615,500	13-Jul-19
1 Streetly Close Tullamarine VIC 3043	\$640,500	04-May-19

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: 23 January 2020

1/39 Banksia Grove, Tullamarine



1/39 Banksia Grove Tullamarine VIC 3043

3 2 1

Sold Price

\$602,000

Sold Date

05-Oct-19

Distance

0.1km



24B Henderson Road Tullamarine VIC 3043

3 2 1

Sold Price

\$615,500

Sold Date

13-Jul-19

Distance

1.69km



1 Streetly Close Tullamarine VIC 3043

3 2 1

Sold Price

\$640,500

Sold Date

04-May-19

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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