

## 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

15 Birch Avenue, Tullamarine Vic 3043

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$770,000

#### Median sale price

Median price

\$655,000

House

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 | 56 Broadmeadows Rd TULLAMARINE 3043 | \$822,000 | 22/07/2017   |
| 2 | 10 Paramount Ct TULLAMARINE 3043    | \$732,000 | 16/12/2017   |
| 3 | 9 Lucas PI TULLAMARINE 3043         | \$700,000 | 11/11/2017   |

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**  
\$700,000 - \$770,000  
**Median House Price**  
September quarter 2017: \$655,000

## Comparable Properties



**56 Broadmeadows Rd TULLAMARINE 3043 (REI)**

**Agent Comments**



**Price:** \$822,000  
**Method:** Auction Sale  
**Date:** 22/07/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 778 sqm approx



**10 Paramount Ct TULLAMARINE 3043 (REI)**

**Agent Comments**



**Price:** \$732,000  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** 5  
**Property Type:** House (Res)



**9 Lucas PI TULLAMARINE 3043 (REI)**

**Agent Comments**



**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 11/11/2017  
**Rooms:** -  
**Property Type:** House (Res)