

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

29 Eumarella Street, Tullamarine Vic 3043

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$740,000

Property Type

House

Suburb

Tullamarine

Period - From

01/07/2021

to

30/09/2021

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	18 Birch Av TULLAMARINE 3043	\$930,000	27/11/2021
2	28 Waratah Av TULLAMARINE 3043	\$920,000	13/11/2021
3	19 Forum PI TULLAMARINE 3043	\$910,000	06/11/2021

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.~~

This Statement of Information was prepared on:

16/12/2021 10:29



Rooms: 6

Property Type: House

Land Size: 770.091 sqm approx

Agent Comments

Comparable Properties



18 Birch Av TULLAMARINE 3043 (REI)

Agent Comments



Price: \$930,000

Method: Auction Sale

Date: 27/11/2021

Property Type: House (Res)

Land Size: 751 sqm approx

28 Waratah Av TULLAMARINE 3043 (REI)

Agent Comments



Price: \$920,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House (Res)

19 Forum PI TULLAMARINE 3043 (REI)

Agent Comments



Price: \$910,000

Method: Auction Sale

Date: 06/11/2021

Property Type: House (Res)

Land Size: 563 sqm approx