Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

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It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property	offered	for	sale
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Address Including suburb and postcode	MARMAL	COURT,	TULLAMARINE,	VIC, 3043	}
	MARMAL	COURT,	TULLAMARINE,	VC, 3043	5

Indicative selling price

For the meaning of this price see consumer, vic. gov.au/underquoting (*Delete single price or range as applicable)

			o t - the onigio pi	ioo or range aa	applicantal
Single price	\$830,000	or range between	\$	8.	s

Median sale price

Median price	\$ 7.25,000	Property type	Townhou	se s	Suburb	TULLAMARINE
Period - From	01 04 23 to	03/10/23	Source	PRICEFI	INDEK	2

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. 48 TADSTAN DRIVE, TULLAMARINE, 3043	\$900,000	16.05.23
2. 9 CHRISTOPHER CRESCENT, TULLAMARINE 343	\$ 900,000	08-07-23
3. 1/30 TAOSTAN DRIVE, TULLAMARINE, 3043	\$ 835,000	31.05.23

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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Property offered for sale			
Address Including suburb and postcode 27 MARMAL COURT,	TULLAMARINE	, Vc,	3043
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underqu	oting (*Delete single pr	ice or ranne	as annlicable)
Single price 3650,000 or range between		&	\$
Viedian sale price			
Median price \$ 125,000 Property type Town	nhouse Suburt	Tinua	MARNE
Period - From Olo4123, to Olio123 Soun	Percefinde	72	
comparable property sales (*Delete A or B below		K	
* These are the three properties sold within two kilometre estate agent or agent's representative considers to be r	vas applicable) es of the preperty for se most comparable to the	e in the last opposite property for	sale.
* These are the three properties sold within two kilometre estate agent or agent's representative considers to be r Address of comparable property	vas applicable) es of the preperty for se most comparable to the		six menths that the sale. Date of sale
These are the three properties sold within two kilometre estate agent or agent's representative considers to be r Address of comparable property	vas applicable) es of the preperty for sa most comparable to the	e in the last opposite property for	sale.
These are the three properties sold within two kilometre estate agent or agent's representative considers to be representative considers to be representative considers to be representative. 1. NIA 2.	vas applicable) es of the preperty for sa most comparable to the	e in the last opposite property for	sale.
Address of comparable property 1. NIA	vas applicable) es of the preperty for sa most comparable to the	e in the last opposite property for	sale.
These are the three properties sold within two kilometre estate agent or agent's representative considers to be representative considers to be representative considers to be representative. 1. Nip. 2.	vas applicable) es of the preperty for sa most comparable to the	e in the last opposite property for	sale.
These are the three properties sold within two kilometre estate agent or agent's representative considers to be representative considers to be representative considers to be representative. 1. Nis. 2. 3.	as applicable) so of the property for sa most comparable to the Pr	e in the last property for :	Date of sale
These are the three properties sold within two kilometre estate agent or agent's representative considers to be representative considers to be representative considers to be representative considers to be representative reasonably by the state agent or agent's representative reasonably by	as applicable) so of the property for sa most comparable to the Pr	e in the last property for :	Date of sale



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Property offered for sale			
Address Including suburb and postcode	MARMAL COURT, TULL	AMARINE, VI	3043
Indicative selling price			
For the meaning of this price see consu	umer.vic.gov.au/underquoting (*Dele	ete single price or range	as applicable)
Single price	or range between \$ 760		\$770,000
Median sale price			
Median price \$ 725,000	Property type Townhouse	Suburb Tulla	MARNE
Period - From OID4123 to	03/10/23 Source PRIC	ELINDES	
comparable property sales (*E * These are the three properties estate agent or agent's represe Address of comparable property	Delete A or B below as appli sold within two kilemetres of the pre antative considers to be most compa	perty for sale in the last rable to the property for	sale.
* These are the three properties estate agent or agent's represe	sold within two kilometres of the pro	norty for only to the tori	six-menths that the sale. Date of sale
* These are the three properties estate agent or agent's represe	sold within two kilometres of the pro	perty for sale in the last rable to the property for	sale.
These are the three properties estate agent or agent's represe Address of comparable property 1. NIA	sold within two kilometres of the pro	perty for sale in the last rable to the property for	sale.



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Property offered for sale			
Address Including suburb and postcode 417 Magnat CougT	, TULLAMARIN	JE, VIC	, 3043
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquo	ting (*Delete single pri	ce or range a	ıs applicable)
Single price or range between	\$ 650,000	&	\$ 670,000
Median sale price			
Median price \$ 725,000 Property type Town	Suburb	Tuun	MARINE
Period - From	PRICEFINDE	20	
Comparable property sales (*Delete A or B below These are the three properties seld within two kilometres estate agent or agent's representative considers to be m Address of comparable property	as applicable) of the property for sa ost comparable to the	le in the last s	sale.
These are the three properties sold within two kilometres estate agent or agent's representative considers to be m Address of comparable property	as applicable) of the property for sa ost comparable to the	lo in the last a	six menths that the sale. Date of sale
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These are the three properties sold within two kilometres estate agent or agent's representative considers to be m Address of comparable property 1. NIA 2. 3.	as applicable) of the property for sa ost comparable to the	le in the last s	sale.
Those are the three properties sold within two kilometres estate agent or agent's representative considers to be m Address of comparable property 1. NA 2.	as applicable) of the property for sa ost comparable to the	le in the last s property for s ice	Date of sale

