

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

19 Spring Street, Tullamarine Vic 3043

Indicative selling price

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

Range between \$680,000 & \$700,000

Median sale price

Median price \$717,650 Property Type House Suburb Tullamarine

Period - From 01/04/2024 to 30/06/2024 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	14 Theresa St TULLAMARINE 3043	\$660,000	10/09/2024
2	90 Dawson St TULLAMARINE 3043	\$728,000	07/09/2024
3	55 The Circuit GLADSTONE PARK 3043	\$690,000	30/08/2024

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:

17/09/2024 15:16



 3  1 

Property Type: House (Res)

Land Size: 617 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$700,000

Median House Price

June quarter 2024: \$717,650

Comparable Properties



14 Theresa St TULLAMARINE 3043 (REI)

Agent Comments

 3  1  1

Price: \$660,000

Method: Auction Sale

Date: 10/09/2024

Property Type: House (Res)

Land Size: 530 sqm approx



90 Dawson St TULLAMARINE 3043 (REI)

Agent Comments

 3  1  2

Price: \$728,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 552 sqm approx



55 The Circuit GLADSTONE PARK 3043 (REI)

Agent Comments

 3  2  -

Price: \$690,000

Method: Sold Before Auction

Date: 30/08/2024

Property Type: House (Res)

Land Size: 542 sqm approx

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