## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$680,000		&		\$700,000			
Median sale p	rice							
Median price	\$717,650	Pro	operty Type	Hou	se		Suburb	Tullamarine
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Add	dress 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









**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)



Price: \$660,000 Method: Auction Sale Date: 10/09/2024 Property Type: House (Res) Land Size: 530 sqm approx

Agent Comments

Agent Comments



90 Dawson St TULLAMARINE 3043 (REI)

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



Price: \$690,000 Method: Sold Before Auction Date: 30/08/2024 Property Type: House (Res) Land Size: 542 sqm approx

#### Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



propertydata

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