

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

33 Fisher Grove, Tullamarine Vic 3043

Indicative selling price

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

Single price

\$700,000

Median sale price

Median price

\$660,000

House

X

Unit

Suburb

Tullamarine

Period - From

01/07/2017

to

30/06/2018

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	16 Columbia CI TULLAMARINE 3043	\$750,000	21/04/2018
2	2a May St TULLAMARINE 3043	\$740,000	22/09/2018
3	95 Dawson St TULLAMARINE 3043	\$707,000	12/05/2018

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.



 3  2  2

Rooms:
Property Type: House (Res)
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
 \$700,000
Median House Price
 Year ending June 2018: \$660,000

Comparable Properties

16 Columbia CI TULLAMARINE 3043 (REI)

Agent Comments

 3  2  2

Price: \$750,000
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: House

2a May St TULLAMARINE 3043 (REI)

Agent Comments

 3  3  1

Price: \$740,000
Method: Auction Sale
Date: 22/09/2018
Rooms: -
Property Type: House (Res)



95 Dawson St TULLAMARINE 3043 (REI)

Agent Comments

 4  2  4

Price: \$707,000
Method: Auction Sale
Date: 12/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 536 sqm approx