



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**4/58 Sharps Road,
TULLAMARINE 3043**

Unit



2 beds



1 baths



1 parking

Indicative selling price

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

Range \$289,000 - \$309,000

Median sale price

Median **Unit** for **TULLAMARINE** for period **Jul 2019 - Dec 2019**

Sourced from **Pricefinder**.

\$498,750

Comparable property sales

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 the most comparable to the property for sale.

2/240 Melrose Drive,
Tullamarine 3043

Price **\$307,000** Sold 27 July
2019

3/58 Sharps Road,
Tullamarine 3043

Price **\$305,000** Sold 17
August 2019

24/226 Melrose Drive,
Tullamarine 3043

Price **\$285,000** Sold 21
November 2019

This Statement of Information was prepared on 7th Jan 2020

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Stockdale & Leggo Gladstone Park

Shop 158, Gladstone Park,
Shopping Centre,
Gladstone Park VIC 3043

Contact agents



Frank Squatrito
Stockdale & Leggo

03 9039 5533
0401 854 850

frank.squatrito@stockdaleleggo.com.au

**Stockdale
& Leggo**