

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

7 Learmonth Street Tullamarine VIC 3043

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,500

Property type

House

Suburb

Tullamarine

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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 6 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 Jillian Street Tullamarine VIC 3043	\$710,000	27-May-21
1 Janus Street Tullamarine VIC 3043	\$755,000	11-Jun-21
38 Catherine Avenue Tullamarine VIC 3043	\$745,000	20-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 03 August 2021

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1 Jillian Street Tullamarine VIC 3043

Sold Price

RS \$710,000 Sold Date 27-May-21

3 1 3

Distance 0.11km



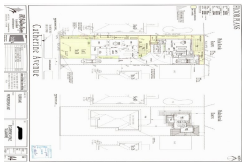
1 Janus Street Tullamarine VIC 3043

Sold Price

RS \$755,000 Sold Date 11-Jun-21

3 2 -

Distance 0.2km



38 Catherine Avenue Tullamarine VIC 3043

Sold Price

RS \$745,000 Sold Date 20-Mar-21

3 1 1

Distance 0.24km

RS = Recent sale

UN = Undisclosed Sale

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