

# 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

4/43 Banksia Grove, Tullamarine Vic 3043

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$630,000

### Median sale price

Median price \$571,000 Property Type Unit 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	2/12 Banksia Gr TULLAMARINE 3043	\$685,000	15/06/2024
2	8/218-220 Melrose Dr TULLAMARINE 3043	\$601,000	07/05/2024
3	4/29 Collier Ct STRATHMORE HEIGHTS 3041	\$623,888	05/04/2024

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:

07/08/2024 14:25