

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

2/1 Warwick Place 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

\$580,000

&

\$609,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Apr 2020

to

31 Mar 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

3/43 Banksia Grove Tullamarine VIC 3043	\$604,000	20-Mar-21
1/8 Warwick Place Tullamarine VIC 3043	\$600,000	18-Feb-21
1/23 Carol Grove Tullamarine VIC 3043	\$650,000	27-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: 05 April 2021



3/43 Banksia Grove Tullamarine VIC 3043

 3  1  1

Sold Price

^{RS} **\$604,000**

Sold Date

20-Mar-21

Distance

0.82km



1/8 Warwick Place Tullamarine VIC 3043

 2  1  1

Sold Price

^{RS} **\$600,000**

Sold Date

18-Feb-21

Distance

0.08km



1/23 Carol Grove Tullamarine VIC 3043

 3  2  1

Sold Price

^{RS} **\$650,000**

Sold Date

27-Mar-21

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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