

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	7/2-4 Gordon Street, Tullamarine Vic 3043
---	---

Indicative selling price

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

Range between	\$350,000	&	\$380,000
---------------	-----------	---	-----------

Median sale price

Median price	\$587,500	House		Unit	X	Suburb	Tullamarine
Period - From	01/04/2018	to	30/06/2018	Source	REIV		

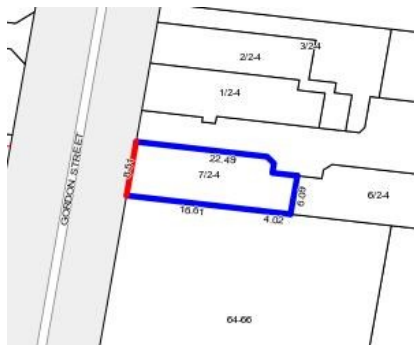
Comparable property sales (*Delete A or B below as applicable)

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	9/99-101 Mickleham Rd TULLAMARINE 3043	\$415,500	28/04/2018
2	6/264 Melrose Dr TULLAMARINE 3043	\$395,000	21/07/2018
3	8/200 Melrose Dr TULLAMARINE 3043	\$353,000	18/08/2018

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.



2 1 1

Rooms: 2
Property Type: unit
Agent Comments

Indicative Selling Price
\$350,000 - \$380,000
Median Unit Price
June quarter 2018: \$587,500

Comparable Properties



9/99-101 Mickleham Rd TULLAMARINE 3043 (REI) **Agent Comments**

2 1 1

Price: \$415,500
Method: Auction Sale
Date: 28/04/2018
Rooms: 3
Property Type: Unit



6/264 Melrose Dr TULLAMARINE 3043 (REI) **Agent Comments**

2 1 1

Price: \$395,000
Method: Auction Sale
Date: 21/07/2018
Rooms: -
Property Type: Unit



8/200 Melrose Dr TULLAMARINE 3043 (REI) **Agent Comments**

2 1 1

Price: \$353,000
Method: Auction Sale
Date: 18/08/2018
Rooms: -
Property Type: Apartment