

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

2/366 Melrose Drive, Tullamarine 3043

Indicative selling price

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

Single price \$350,000

or range between

&

Median sale price

Median price \$487,500

*House

*unit x

Suburb
or locality Tullamarine

Period - From Oct 2017

to

Sept 2018

Source

Core Logic RP Data

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 most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 1. 14/368-370 Melrose Drive, Tullamarine | \$350,000 | 3/8/18 |
| 2. 6/264 Melrose Drive, Tullamarine | \$395,000 | 21/7/18 |
| 3. 2/260 Melrose Drive, Tullamarine | \$460,000 | 25/5/18 |