

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 4/6 Warwick Place, Tullamarine Vic 3043

Indicative selling price

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

Range between \$480,000

&

\$500,000

Median sale price

Median price \$500,000

House

Unit

X

Suburb

Tullamarine

Period - From 01/07/2017

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	2/50-52 Broadmeadows Rd TULLAMARINE 3043	\$486,000	17/03/2018
2	2/260 Melrose Dr TULLAMARINE 3043	\$460,000	26/05/2018
3	3/264 Melrose Dr TULLAMARINE 3043	\$456,000	15/06/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$480,000 - \$500,000
Median Unit Price
Year ending June 2018: \$500,000

Comparable Properties



2/50-52 Broadmeadows Rd TULLAMARINE 3043 (REI/VG)

Agent Comments



Price: \$486,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 3
Property Type: Unit



2/260 Melrose Dr TULLAMARINE 3043 (REI/VG)

Agent Comments



Price: \$460,000
Method: Auction Sale
Date: 26/05/2018
Rooms: 3
Property Type: Villa



3/264 Melrose Dr TULLAMARINE 3043 (REI)

Agent Comments



Price: \$456,000
Method: Sold Before Auction
Date: 15/06/2018
Rooms: -
Property Type: Unit