

Mark Marazita 03 93353334 mark@apwre.com.au

Statement of Information

Period - From 01/07/2017

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

REIV

Source

Property offere	ed for s	ale							
Ar Including subu po:	4/6 Warwick Place, Tullamarine Vic 3043								
Indicative selli	ng pric	e							
For the meaning	of this p	rice see	consum	er.vic.gov.	au/unc	erquoting			
Range between \$480,		000		&	\$5	500,000			
Median sale pr	rice								
Median price	\$500,00	0	House		Unit	Х		Suburb Tullamarine	

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

to

30/06/2018

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.

Add	dress 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.

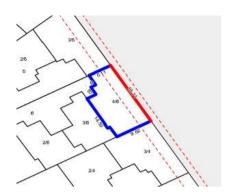






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Indicative Selling Price \$480,000 - \$500,000 Median Unit Price Year ending June 2018: \$500,000



Rooms: Property Type: Agent Comments

Comparable Properties



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

3043 (REI/VG)

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

Property Type: Unit

Agent Comments



2/260 Melrose Dr TULLAMARINE 3043

(REI/VG)

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

Property Type: Villa

Agent Comments



3/264 Melrose Dr TULLAMARINE 3043 (REI)

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Price: \$456,000

Method: Sold Before Auction

Date: 15/06/2018 **Rooms:** -

Property Type: Unit

Agent Comments

Account - Airport West Real Estate | P: 03 9335 3334 | F: 03 9335 3335





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