

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

1/123 MELROSE DRIVE 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

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Jul 2023

to

30 Jun 2024

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

2/258 MELROSE DRIVE TULLAMARINE VIC 3043	\$585,000	03-Jul-24
18A SHARPS ROAD TULLAMARINE VIC 3043	\$600,000	24-May-24
8/218-220 MELROSE DRIVE TULLAMARINE VIC 3043	\$601,000	07-May-24

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: 25 July 2024



**2/258 MELROSE DRIVE
TULLAMARINE VIC 3043**

Sold Price

^{RS}

\$585,000

Sold Date

03-Jul-24



3



2



1

Distance

1.58km



**18A SHARPS ROAD TULLAMARINE
VIC 3043**

Sold Price

\$600,000

Sold Date

24-May-24



3



2



2

Distance

0.27km



**8/218-220 MELROSE DRIVE
TULLAMARINE VIC 3043**

Sold Price

\$601,000

Sold Date

07-May-24



3



1



2

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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