

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

235 Melrose Drive, Tullamarine Vic 3043

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$655,500

House

X

Unit

Suburb

Tullamarine

Period - From

01/04/2017

to

30/06/2017

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	12 Fisher Gr TULLAMARINE 3043	\$665,000	25/03/2017
2	17 Handsworth Cresnet TULLAMARINE 3043	\$655,000	15/05/2017
3	8 Christopher Cr TULLAMARINE 3043	\$609,000	18/03/2017

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.~~



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$650,000

Median House Price

June quarter 2017: \$655,500

Comparable Properties



12 Fisher Gr TULLAMARINE 3043 (REI)

Agent Comments

 3  1  2

Price: \$665,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 5

Property Type: House (Res)

Land Size: 577 sqm approx



17 Handsworth Cresnet TULLAMARINE 3043 (REI)

Agent Comments

 3  2  2

Price: \$655,000

Method: Auction Sale

Date: 15/05/2017

Rooms: 7

Property Type: House



8 Christopher Cr TULLAMARINE 3043 (REI)

Agent Comments

 3  1  1

Price: \$609,000

Method: Auction Sale

Date: 18/03/2017

Rooms: 5

Property Type: House (Res)

Land Size: 550 sqm approx