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

27 Fisher Grove, Tullamarine Vic 3043

Indicative selling price

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

Range between $595,000 & $615,000

Median sale price

| Median price | $635,000 | Property Type | House | Suburb | Tullamarine |

| Period - From | 01/10/2020 | to | 31/12/2020 | 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 79 Dawson St TULLAMARINE 3043	$615,000	07/11/2020
2 14 May St TULLAMARINE 3043	$610,000	31/10/2020
3 100 Sharps Rd TULLAMARINE 3043	$587,000	14/12/2020

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.~~

This Statement of Information was prepared on: 22/01/2021 15:08

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3 **1** **1**

Property Type: House
Land Size: 558 sqm approx

Agent Comments

Indicative Selling Price
$595,000 - $615,000
Median House Price
December quarter 2020: $635,000

Comparable Properties

79 Dawson St TULLAMARINE 3043 (REI)

3 **1** **2**

Agent Comments

Price: $615,000
Method: Auction Sale
Date: 07/11/2020
Property Type: House (Res)

14 May St TULLAMARINE 3043 (REI)

3 **1** **2**

Agent Comments

Price: $610,000
Method: Auction Sale
Date: 31/10/2020
Property Type: House (Res)

100 Sharps Rd TULLAMARINE 3043 (REI)

3 **1** **4**

Agent Comments

Price: $587,000
Method: Sold Before Auction
Date: 14/12/2020
Property Type: House (Res)

Account - Jason RE Tullamarine | P: 03 9338 6411 | F: 03 9338 6548