

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

3/32 Banksia Grove, Tullamarine Vic 3043

Indicative selling price

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

Range between \$430,000

&

\$473,000

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	3/20 Waratah Av TULLAMARINE 3043	\$490,000	30/06/2017
2	2/28 Broadmeadows Rd TULLAMARINE 3043	\$470,000	07/07/2017
3	8/112a Mickleham Rd TULLAMARINE 3043	\$415,500	22/04/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$430,000 - \$473,000
Median House Price
June quarter 2017: \$655,500

Comparable Properties



3/20 Waratah Av TULLAMARINE 3043 (REI)

Agent Comments



Price: \$490,000
Method: Sold Before Auction
Date: 30/06/2017
Rooms: 3
Property Type: Unit



2/28 Broadmeadows Rd TULLAMARINE 3043 (REI)

Agent Comments



Price: \$470,000
Method: Sold Before Auction
Date: 07/07/2017
Rooms: 3
Property Type: Unit



8/112a Mickleham Rd TULLAMARINE 3043 (REI)

Agent Comments



Price: \$415,500
Method: Auction Sale
Date: 22/04/2017
Rooms: 4
Property Type: Unit