

Mark Marazita 03 93353334 mark@apwre.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered	d for sale			
Including subur	dress 7 Coonama code	ar Street, Tullama	rine Vic 3043	
Indicative sellin	g price			
For the meaning o	f this price see co	nsumer.vic.gov.a	u/underquoting	
Range between	\$730,000	&	\$780,000	

Median sale price

Median price	\$660,000	Hou	ıse X	Unit		Suburb	Tullamarine
Period - From	01/04/2017	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	35 Fisher Gr TULLAMARINE 3043	\$800,000	24/03/2018
2	5 Shawlands Dr TULLAMARINE 3043	\$780,000	14/12/2017
3	10 Paramount Ct TULLAMARINE 3043	\$732,000	16/12/2017

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.

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





Generated: 29/05/2018 16:39



Mark Marazita 03 93353334 mark@apwre.com.au

Indicative Selling Price \$730,000 - \$780,000 **Median House Price** Year ending March 2018: \$660,000



Property Type: House (Res) Land Size: 579 sqm approx

Agent Comments

Comparable Properties



35 Fisher Gr TULLAMARINE 3043 (REI)



Price: \$800,000 Method: Auction Sale Date: 24/03/2018

Rooms: 5 Property Type: House (Res) Land Size: 677 sqm approx

5 Shawlands Dr TULLAMARINE 3043 (REI/VG) Agent Comments





Price: \$780.000

Method: Sold Before Auction

Date: 14/12/2017 Rooms: 6

Property Type: House (Res) Land Size: 552 sqm approx



10 Paramount Ct TULLAMARINE 3043

(REI/VG)



Price: \$732,000 Method: Auction Sale Date: 16/12/2017

Rooms: 5

Property Type: House (Res) Land Size: 610 sqm approx

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments

Generated: 29/05/2018 16:39