

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 7 Coonamar Street, Tullamarine Vic 3043

Indicative selling price

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

Range between \$730,000

&

\$780,000

Median sale price

Median price \$660,000

House

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.

	Address 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.



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 579 sqm approx

Agent Comments

Indicative Selling Price

\$730,000 - \$780,000

Median House Price

Year ending March 2018: \$660,000

Comparable Properties



35 Fisher Gr TULLAMARINE 3043 (REI)

Agent Comments

 4  3  2

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

 4  2  1

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)

Agent Comments

 3  2  2

Price: \$732,000

Method: Auction Sale

Date: 16/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 610 sqm approx