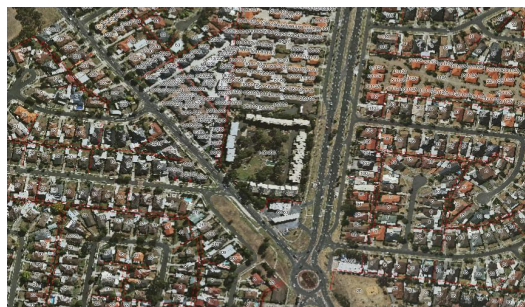




 2  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$280,000 - \$308,000
Median House Price
March quarter 2017: \$635,500

Comparable Properties



8/366 Melrose Dr TULLAMARINE 3043 (REI)

Agent Comments

 2  1  1

Price: \$355,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 108 sqm approx



1/68 Broadmeadows Rd TULLAMARINE 3043 (REI)

Agent Comments

 2  1  1

Price: \$355,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: Unit



23/226 Melrose Dr TULLAMARINE 3043 (REI)

Agent Comments

 1  1  1

Price: \$265,000
Method: Private Sale
Date: 30/06/2017
Rooms: 2
Property Type: Unit

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	9/200 Melrose Drive, Tullamarine Vic 3043
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Indicative selling price

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

Range between	\$280,000	&	\$308,000
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Median sale price

Median price	\$635,500	House	X	Suburb	Tullamarine
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
8/366 Melrose Dr TULLAMARINE 3043	\$355,000	03/06/2017
1/68 Broadmeadows Rd TULLAMARINE 3043	\$355,000	29/04/2017
23/226 Melrose Dr TULLAMARINE 3043	\$265,000	30/06/2017