### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6 May Street, Tullamarine Vic 3043

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$549,000									
Median sale price										
Median price	\$626,000	Pro	operty Type	Ηοι	ise		Suburb	Tullamarine		
Period - From	01/10/2019	to	31/12/2019	)	So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	8 Dorothy St TULLAMARINE 3043	\$650,000	25/03/2020
2	6 Dawson St TULLAMARINE 3043	\$645,500	22/02/2020
3	1 Theresa St TULLAMARINE 3043	\$620,000	21/02/2020

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:

15/04/2020 11:40



6 May Street, Tullamarine Vic 3043

# Harcourts Rata & Co

Daniel Galea 0423 753 893 daniel.galea@harcourts.com.au





Property Type: House Agent Comments Indicative Selling Price \$549,000 Median House Price December quarter 2019: \$626,000

## **Comparable Properties**



8 Dorothy St TULLAMARINE 3043 (REI)



Price: \$650,000 Method: Auction Sale Date: 25/03/2020 Rooms: 4 Property Type: House (Res) Land Size: 535 sqm approx

Agent Comments

Agent Comments



Price: \$645,500 Method: Auction Sale Date: 22/02/2020 Property Type: House (Res) Land Size: 540 sqm approx



1 Theresa St TULLAMARINE 3043 (REI/VG)

6 Dawson St TULLAMARINE 3043 (REI/VG)



Price: \$620,000 Method: Sold Before Auction Date: 21/02/2020 Rooms: 4 Property Type: House (Res) Land Size: 542 sqm approx

Agent Comments

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177

propertydata



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.