

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

2/11 Waratah Avenue Tullamarine VIC 3043

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$545,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Tullamarine

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 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

2/35 Waratah Avenue Tullamarine VIC 3043	\$565,000	22-Oct-21
6/6 Sycamore Avenue Tullamarine VIC 3043	\$550,000	15-Nov-21
2/4 Remo Place Tullamarine VIC 3043	\$580,000	30-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 04 February 2022



**2/35 Waratah Avenue Tullamarine
VIC 3043**

 2  1  1

Sold Price

\$565,000

Sold Date

22-Oct-21

Distance

0.31km



**6/6 Sycamore Avenue Tullamarine
VIC 3043**

 2  1  1

Sold Price

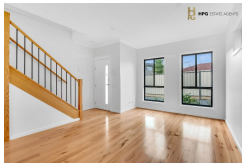
\$550,000

Sold Date

15-Nov-21

Distance

0.6km



**2/4 Remo Place Tullamarine VIC
3043**

 2  1  1

Sold Price

\$580,000

Sold Date

30-Oct-21

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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