

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	2/32 Banksia Grove, Tullamarine Vic 3043
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Indicative selling price

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

Single price	\$500,000
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Median sale price

Median price	\$455,500	House		Unit	X	Suburb	Tullamarine
Period - From	01/10/2016	to	30/09/2017	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	3/32 Banksia Gr TULLAMARINE 3043	\$530,000	26/08/2017
2	3/20 Waratah Av TULLAMARINE 3043	\$490,000	30/06/2017
3	2/28 Broadmeadows Rd TULLAMARINE 3043	\$470,000	07/07/2017

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.~~



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Rooms:

Property Type: unit

Agent Comments

Comparable Properties

3/32 Banksia Gr TULLAMARINE 3043 (REI)

Agent Comments

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Price: \$530,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 3

Property Type: Unit



3/20 Waratah Av TULLAMARINE 3043 (REI)

Agent Comments

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Price: \$490,000

Method: Sold Before Auction

Date: 30/06/2017

Rooms: 3

Property Type: Unit



2/28 Broadmeadows Rd TULLAMARINE 3043 (REI)

Agent Comments

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Price: \$470,000

Method: Sold Before Auction

Date: 07/07/2017

Rooms: 3

Property Type: Unit