



3 1 1

Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$480,000 - \$528,000

Median House Price

March quarter 2017: \$635,500

Comparable Properties



2/8 Birch Av TULLAMARINE 3043 (REI)

Agent Comments

3 1 1

Price: \$523,500

Method: Auction Sale

Date: 13/05/2017

Rooms: 4

Property Type: Townhouse (Res)



1/7 Birch Av TULLAMARINE 3043 (REI)

Agent Comments

3 1 2

Price: \$472,000

Method: Auction Sale

Date: 18/03/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 204 sqm approx



1/7 Birch Av TULLAMARINE 3043 (REI)

Agent Comments

3 1 1

Price: \$460,000

Method: Private Sale

Date: 20/03/2017

Rooms: -

Property Type: Townhouse (Single)

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

13 Banksia Grove, Tullamarine Vic 3043

Indicative selling price

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

Range between \$480,000

&

\$528,000

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
2/8 Birch Av TULLAMARINE 3043	\$523,500	13/05/2017
1/7 Birch Av TULLAMARINE 3043	\$472,000	18/03/2017
1/7 Birch Av TULLAMARINE 3043	\$460,000	20/03/2017