

## 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	11/370 Melrose Drive, Tullamarine Vic 3043
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$389,000

#### Median sale price

Median price	\$455,500	Hou	se	Unit	Х	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

	,		
1	8/366 Melrose Dr TULLAMARINE 3043	\$355,000	03/06/2017
2	11/366 Melrose Dr TULLAMARINE 3043	\$354,000	03/06/2017
3	4/366 Melrose Dr TULLAMARINE 3043	\$350,000	29/06/2017

#### 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.





Price

Date of sale







Rooms:

Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$389,000 **Median Unit Price** Year ending September 2017: \$455,500

# Comparable Properties



8/366 Melrose Dr TULLAMARINE 3043 (REI)



Price: \$355,000 Method: Auction Sale Date: 03/06/2017 Rooms: 4

Property Type: Townhouse (Res) Land Size: 108 sqm approx

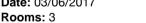
11/366 Melrose Dr TULLAMARINE 3043 (REI)

Price: \$354,000 Method: Auction Sale Date: 03/06/2017

Property Type: Townhouse (Res)

**Agent Comments** 













Price: \$350,000 Method: Private Sale Date: 29/06/2017 Rooms: -

Property Type: Unit

Agent Comments

Agent Comments



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