

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	5/210 Melrose Drive, Tullamarine Vic 3043
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Indicative selling price

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

Range between	\$430,000	&	\$460,000
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Median sale price

Median price	\$472,500	House		Unit	X	Suburb	Tullamarine
Period - From	01/01/2017	to	31/12/2017	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	3/248 Melrose Dr TULLAMARINE 3043	\$475,000	23/09/2017
2	3/322 Melrose Dr TULLAMARINE 3043	\$470,000	13/12/2017
3	2/40 Broadmeadows Rd TULLAMARINE 3043	\$450,000	12/08/2017

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$430,000 - \$460,000

Median Unit Price

Year ending December 2017: \$472,500

Comparable Properties



3/248 Melrose Dr TULLAMARINE 3043 (REI/VG)

Agent Comments



Price: \$475,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 3

Property Type: Unit



3/322 Melrose Dr TULLAMARINE 3043 (REI)

Agent Comments



Price: \$470,000

Method: Sold Before Auction

Date: 13/12/2017

Rooms: 3

Property Type: Unit

2/40 Broadmeadows Rd TULLAMARINE 3043 (VG)

Agent Comments



Price: \$450,000

Method: Sale

Date: 12/08/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)