

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

23 CATHERINE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$783,500

Property type

House

Suburb

Tullamarine

Period-from

01 Sep 2021

to

31 Aug 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

39 CATHERINE AVENUE TULLAMARINE VIC 3043	\$730,000	16-Jul-22
40 CATHERINE AVENUE TULLAMARINE VIC 3043	\$805,000	13-Aug-22
13 MAY STREET TULLAMARINE VIC 3043	\$670,000	27-Aug-22

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.~~

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Gladstone Park

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39 CATHERINE AVENUE TULLAMARINE VIC 3043

3 1 1

Sold Price

^{RS} **\$730,000**

Sold Date

16-Jul-22

Distance

0.12km



40 CATHERINE AVENUE TULLAMARINE VIC 3043

3 1 2

Sold Price

^{RS} **\$805,000**

Sold Date

13-Aug-22

Distance

0.14km



13 MAY STREET TULLAMARINE VIC 3043

3 1 3

Sold Price

^{RS} **\$670,000**

Sold Date

27-Aug-22

Distance

0.18km



47 DAWSON STREET TULLAMARINE VIC 3043

3 1 1

Sold Price

^{RS} **\$720,000** ^{UN}

Sold Date

16-Aug-22

Distance

0.34km



10 STREETLY CLOSE TULLAMARINE VIC 3043

2 2 1

Sold Price

^{RS} **\$690,000**

Sold Date

18-Jun-22

Distance

0.45km



75 LACKENHEATH DRIVE TULLAMARINE VIC 3043

3 2 1

Sold Price

\$725,000

Sold Date

07-Jun-22

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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