

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

16/45-47 DERBY STREET 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

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

21/45-47 DERBY STREET TULLAMARINE VIC 3043	\$520,000	21-Jun-22
3/23 WARATAH AVENUE TULLAMARINE VIC 3043	\$536,000	24-Sep-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

M 9338 7111

E gladstonepark@ypa.com.au



**21/45-47 DERBY STREET
TULLAMARINE VIC 3043**

2 1 1

Sold Price ^{RS} **\$520,000** Sold Date **21-Jun-22**

Distance **0.06km**



**3/23 WARATAH AVENUE
TULLAMARINE VIC 3043**

2 1 1

Sold Price ^{RS} **\$536,000** Sold Date **24-Sep-22**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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