

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	3/338 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	\$450,000	&	\$480,000
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Median sale price

Median price	\$463,000	House		Unit	X	Suburb	Tullamarine
Period - From	01/10/2018	to	31/12/2018	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	3/12 Broadmeadows Rd TULLAMARINE 3043	\$490,000	03/10/2018
2	3/248 Melrose Dr TULLAMARINE 3043	\$463,000	22/11/2018
3	1a Bent St WESTMEADOWS 3049	\$460,500	17/11/2018

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.

3/338 Melrose Drive, Tullamarine Vic 3043



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Indicative Selling Price

\$450,000 - \$480,000

Median Unit Price

December quarter 2018: \$463,000



2 1 1

Rooms:

Property Type: VILLA UNIT

Agent Comments

Comparable Properties



3/12 Broadmeadows Rd TULLAMARINE 3043 (REI)

Agent Comments

2 2 1

Price: \$490,000

Method: Private Sale

Date: 03/10/2018

Rooms: 4

Property Type: Townhouse (Single)



3/248 Melrose Dr TULLAMARINE 3043 (REI)

Agent Comments

2 1 1

Price: \$463,000

Method: Sold Before Auction

Date: 22/11/2018

Rooms: 3

Property Type: Townhouse (Res)



1a Bent St WESTMEADOWS 3049 (REI)

Agent Comments

2 1 1

Price: \$460,500

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: Unit