

Pierre Hadchiti 03 9338 6411 0438 332 890 pierreh@jasonrealestate.com.au

Statement of Information

Median price \$463,000

Period - From 01/10/2018

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Suburb | Tullamarine

Property offered for sale									
Including suburl	dress b and tcode	3/338 Melrose Drive, Tullamarine Vic 3043							
Indicative sellin	g pric	e							
For the meaning o	f this p	rice see cor	nsumer.vic.gov.a	u/underquoting					
Range between	\$450,0	000	&	\$480,000					
Median sale pri	се								

Unit

Χ

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

31/12/2018

House

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.

Add	dress 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.





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Indicative Selling Price \$450,000 - \$480,000 **Median Unit Price** December quarter 2018: \$463,000



Property Type: VILLA UNIT

Agent Comments

Comparable Properties

3/12 Broadmeadows Rd TULLAMARINE 3043

(REI)

Price: \$490,000 Method: Private Sale Date: 03/10/2018

Rooms: 4

Property Type: Townhouse (Single)

3/248 Melrose Dr TULLAMARINE 3043 (REI)



Price: \$463.000

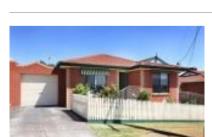
Method: Sold Before Auction

Date: 22/11/2018 Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



1a Bent St WESTMEADOWS 3049 (REI)

Price: \$460,500 Method: Auction Sale Date: 17/11/2018

Rooms: -

Property Type: Unit

Agent Comments

Account - Jason RE Tullamarine | P: 03 9338 6411 | F: 03 9338 6548

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