# 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

15 Scampton Crescent, Tullamarine Vic 3043

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$490,000		&		\$510,000			
Median sale p	rice							
Median price	\$626,000	Pro	operty Type	Hou	se		Suburb	Tullamarine
Period - From	01/07/2019	to	30/06/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/60 Sharps Rd TULLAMARINE 3043	\$525,000	13/04/2020
2	12/45-47 Derby St TULLAMARINE 3043	\$455,000	01/05/2020
3			

OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

02/10/2020 11:35









**Property Type:** House (Res) Agent Comments Jason David Sassine 03 9338 6411 0419 332 536 jason@jasonrealestate.com.au

Indicative Selling Price \$490,000 - \$510,000 Median House Price Year ending June 2020: \$626,000

# **Comparable Properties**



1/60 Sharps Rd TULLAMARINE 3043 (REI)



Price: \$525,000 Method: Private Sale Date: 13/04/2020 Property Type: Apartment Agent Comments

Agent Comments



12/45-47 Derby St TULLAMARINE 3043 (REI)

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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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.