

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 consumer.vic.gov.au/underquoting

Range between \$490,000 & \$510,000

Median sale price

Median price \$626,000 Property Type House Suburb Tullamarine

Period - From 01/07/2019 to 30/06/2020 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	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* 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

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



3 1 2

Property Type: House (Res)

Agent Comments

Comparable Properties



1/60 Sharps Rd TULLAMARINE 3043 (REI)

Agent Comments

3 2 1

Price: \$525,000

Method: Private Sale

Date: 13/04/2020

Property Type: Apartment



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

Agent Comments

3 1 1

Price: \$455,000

Method: Private Sale

Date: 01/05/2020

Rooms: 4

Property Type: Unit

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.