

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 9/95-97 Mickleham Road, Tullamarine Vic 3043

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$380,000 & \$418,000

Median sale price

Median price \$455,500 House Unit X Suburb Tullamarine

Period - From 01/10/2016 to 30/09/2017 Source REIV

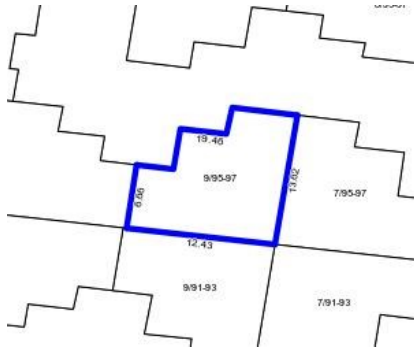
Comparable property sales (*Delete A or B below as applicable)

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	3/248 Melrose Dr TULLAMARINE 3043	\$475,000	23/09/2017
2	3/25 Broadmeadows Rd TULLAMARINE 3043	\$395,000	02/12/2017
3	16/1 Millar Rd TULLAMARINE 3043	\$370,000	21/12/2017

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.



Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$380,000 - \$418,000
Median Unit Price
Year ending September 2017: \$455,500

Comparable Properties



3/248 Melrose Dr TULLAMARINE 3043 (REI)

Agent Comments



Price: \$475,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 3
Property Type: Unit



3/25 Broadmeadows Rd TULLAMARINE 3043 (REI)

Agent Comments



Price: \$395,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: Unit



16/1 Millar Rd TULLAMARINE 3043 (REI)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 21/12/2017
Rooms: 3
Property Type: Unit