

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	55 Derby Street, Tullamarine Vic 3043
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Indicative selling price

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

Range between	\$680,000	&	\$720,000
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Median sale price

Median price	\$655,500	House	X	Unit		Suburb	Tullamarine
Period - From	01/04/2017	to	30/06/2017	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	21 Henderson Rd TULLAMARINE 3043	\$745,500	12/08/2017
2	33 Spring St TULLAMARINE 3043	\$718,000	17/06/2017
3	229 Melrose Dr TULLAMARINE 3043	\$705,000	16/09/2017

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: House (Res)

Land Size: 792.143 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median House Price

June quarter 2017: \$655,500

Comparable Properties



21 Henderson Rd TULLAMARINE 3043 (REI)

Agent Comments



Price: \$745,500

Method: Auction Sale

Date: 12/08/2017

Rooms: 7

Property Type: House (Res)

Land Size: 766 sqm approx



33 Spring St TULLAMARINE 3043 (REI)

Agent Comments



Price: \$718,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 6

Property Type: House (Res)

Land Size: 623 sqm approx

229 Melrose Dr TULLAMARINE 3043 (REI)

Agent Comments



Price: \$705,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: House

Land Size: 650 sqm approx