

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

2/306-308 Melrose Drive Tullamarine VIC 3043

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

13/226 Melrose Drive Tullamarine VIC 3043	\$507,000	23-Nov-19
2/75 Gordon Street Tullamarine VIC 3043	\$497,500	08-Aug-19
2/48 Banksia Grove Tullamarine VIC 3043	\$525,500	01-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 19 November 2021



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**13/226 Melrose Drive Tullamarine
VIC 3043**

3 1 2

Sold Price **\$507,000** Sold Date **23-Nov-19**

Distance **0.77km**



**2/75 Gordon Street Tullamarine VIC
3043**

3 1 1

Sold Price **\$497,500** Sold Date **08-Aug-19**

Distance **1.22km**



**2/48 Banksia Grove Tullamarine
VIC 3043**

3 1 1

Sold Price **\$525,500** Sold Date **01-Jul-19**

Distance **1.53km**

RS = Recent sale **UN** = Undisclosed Sale

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