

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 3/22 Banksia Grove, Tullamarine Vic 3043

Indicative selling price

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

Range between \$480,000

&

\$520,000

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	1/59 Eumarella St TULLAMARINE 3043	\$521,000	19/08/2017
2	2/56 Tadstan Dr TULLAMARINE 3043	\$500,000	19/08/2017
3	4/48 Banksia Gr TULLAMARINE 3043	\$500,000	28/06/2017

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:
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
Year ending September 2017: \$455,500

Comparable Properties



1/59 Eumarella St TULLAMARINE 3043 (REI) **Agent Comments**



Price: \$521,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: Unit



2/56 Tadstan Dr TULLAMARINE 3043 (REI) **Agent Comments**



Price: \$500,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 4
Property Type: Unit



4/48 Banksia Gr TULLAMARINE 3043 (REI) **Agent Comments**



Price: \$500,000
Method: Sold Before Auction
Date: 28/06/2017
Rooms: 4
Property Type: Villa