

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10/107-109 MICKLEHAM ROAD,

2 1 1

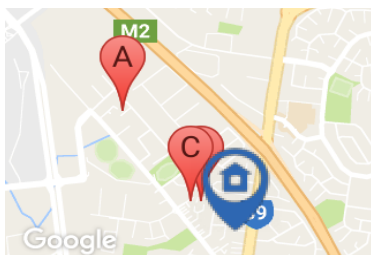
Indicative Selling Price

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

\$300,000 to \$330,000

Provided by: Teresa Soliman, Pennisi Real Estate

SUBURB MEDIAN



TULLAMARINE, VIC, 3043

Suburb Median Sale Price (Unit)

\$352,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



20/368 MELROSE DR, TULLAMARINE, VIC 3043

2 1 1

Sale Price

\$330,000

Sale Date: 13/02/2017

Distance from Property: 1.1 km



23/1 MILLAR RD, TULLAMARINE, VIC 3043

2 1 2

Sale Price

\$324,500

Sale Date: 01/02/2017

Distance from Property: 313m



12/264 MELROSE DR, TULLAMARINE, VIC 3043

2 2 1

Sale Price

\$328,000

Sale Date: 29/01/2017

Distance from Property: 365m



This report has been compiled on 26/05/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10/107-109 MICKLEHAM ROAD, TULLAMARINE, VIC 3043

Indicative selling price

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

Single Price / Range

\$300,000 to \$330,000

Median sale price

Median price

\$352,000

House

Unit

X


Suburb

TULLAMARINE

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
20/368 MELROSE DR, TULLAMARINE, VIC 3043	\$330,000	13/02/2017
23/1 MILLAR RD, TULLAMARINE, VIC 3043	\$324,500	01/02/2017
12/264 MELROSE DR, TULLAMARINE, VIC 3043	\$328,000	29/01/2017