



Rooms:

Property Type: Flat

Land Size: 675.85 sqm approx

Agent Comments

Indicative Selling Price

\$390,000 - \$429,000

Median House Price

June quarter 2017: \$655,500

Comparable Properties



1/7 Birch Av TULLAMARINE 3043 (REI)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 20/03/2017

Rooms: -

Property Type: Townhouse (Single)



8/112a Mickleham Rd TULLAMARINE 3043 (REI/VG)

Agent Comments



Price: \$415,500

Method: Auction Sale

Date: 22/04/2017

Rooms: 4

Property Type: Unit



8/45-47 Derby St TULLAMARINE (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 18/04/2017

Rooms: 3

Property Type: Unit

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

2/56 Tadstan Drive, Tullamarine Vic 3043

Indicative selling price

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

Range between \$390,000 & \$429,000

Median sale price

Median price \$655,500

House X

Suburb Tullamarine

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

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
1/7 Birch Av TULLAMARINE 3043	\$460,000	20/03/2017
8/112a Mickleham Rd TULLAMARINE 3043	\$415,500	22/04/2017
8/45-47 Derby St TULLAMARINE	\$370,000	18/04/2017