

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

3/27 WARATAH AVENUE 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

\$670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/16 BIRCH AVENUE TULLAMARINE VIC 3043	\$668,000	04-Dec-21
24A SPRING STREET TULLAMARINE VIC 3043	\$678,000	20-Nov-21
1/18 WARATAH AVENUE TULLAMARINE VIC 3043	\$657,000	16-Dec-21

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: 24 March 2022



1/16 BIRCH AVENUE TULLAMARINE VIC 3043

3 1 1

^{RS} **\$668,000** Sold Date **04-Dec-21**

Distance **0.2km**



24A SPRING STREET TULLAMARINE VIC 3043

3 1 1

Sold Price **\$678,000** Sold Date **20-Nov-21**

Distance **0.47km**



1/18 WARATAH AVENUE TULLAMARINE VIC 3043

3 1 1

Sold Price **\$657,000** Sold Date **16-Dec-21**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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