

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode 86 Lackenheath Drive Tullamarine

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 \$580,000 & \$630,000

Median sale price

(*Delete house or unit as applicable)

Median price \$603,000 *House ☒ *Unit ☐ Suburb Tullamarine

Period - From 1/7/2016 to 17/7/2017 Source Realestate.com.au

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. 2 Forum Place Tullamarine	\$589,000	2/3/2017
2. 31 Brunton Crescent Tullamarine	\$655,000	21/3/2017
3. 81 Dawson Street, Tullamarine	\$615,000	11/6/2017

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.



YPA - Gladstone Park
Shop 154 Gladstone Park SC, GLADSTONE PARK
VIC 3043 AUS
Ph: +61(03)93387111
Email: luke@ypa.com.au

Sold Properties



5 Brunton Crescent Tullamarine VIC 3043

Sale Price: \$666,000
Sale Date: 15 May 2017
Area: 534m2 Approx

Attributes: 3 Beds, 1 Baths, 2 Car Spaces, 2 Lock Up Garages



12 Brunton Crescent Tullamarine VIC 3043

Sale Price: \$695,000
Sale Date: 15 May 2017
Area: 543m2 Approx

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuite

31 Brunton Crescent Tullamarine VIC 3043

Sale Price: \$655,000
Sale Date: 21 Mar 2017
Area: 681m2 Approx

Attributes: 3 Beds, 2 Baths, 1 Car Spaces, 1 Lock Up Garages



40 Catherine Avenue Tullamarine VIC 3043

Sale Price: \$655,500
Sale Date: 29 Apr 2017
Area: 532m2 Approx

Attributes: 3 Beds, 1 Baths, 2 Car Spaces, 2 Lock Up Garages



1 Cherie Street Tullamarine VIC 3043

Sale Price: \$580,000
Sale Date: 4 Feb 2017
Area: 536m2 Approx

Attributes: 3 Beds, 1 Baths, 2 Car Spaces, 2 Lock Up Garages



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Email: luke@ypa.com.au



8 Christopher Crescent Tullamarine VIC 3043

Sale Price: \$609,000
Sale Date: 18 Mar 2017
Area: 536m2 Approx

Attributes: 3 Beds, 1 Baths, 1 Car Spaces, 2 Lock Up Garages



73 Churchill Avenue Tullamarine VIC 3043

Sale Price: \$635,000
Sale Date: 8 Jun 2017
Area: 582m2 Approx

Attributes: 3 Beds, 1 Baths, 2 Car Spaces, 1 Lock Up Garages, 1 Ensuites



81 Dawson Street Tullamarine VIC 3043

Sale Price: \$615,000
Sale Date: 11 Jul 2017
Area: 581m2 Approx

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



2 Forum Place Tullamarine VIC 3043

Sale Price: \$589,000
Sale Date: 2 Mar 2017
Area: 600m2 Approx

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



17 Handsworth Crescent Tullamarine VIC 3043

Sale Price: \$655,000
Sale Date: 15 May 2017
Area: 534m2 Approx

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 1 Ensuites