

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

63 Derby Street, Tullamarine Vic 3043

Indicative selling price

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

Range between \$750,000

&

\$825,000

Median sale price

Median price \$655,500

House

X

Unit

Suburb Tullamarine

Period - From 01/04/2017

to

30/06/2017

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	56 Broadmeadows Rd TULLAMARINE 3043	\$822,000	22/07/2017
2	3 Henderson Rd TULLAMARINE 3043	\$821,000	01/07/2017
3	79 Spring St TULLAMARINE 3043	\$750,000	22/04/2017

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.~~



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 860 sqm approx

Agent Comments

Comparable Properties



56 Broadmeadows Rd TULLAMARINE 3043 (REI)

Agent Comments

3 1 1

Price: \$822,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 4

Property Type: House (Res)

Land Size: 778 sqm approx



3 Henderson Rd TULLAMARINE 3043 (REI)

Agent Comments

4 1 6

Price: \$821,000

Method: Auction Sale

Date: 01/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 763 sqm approx



79 Spring St TULLAMARINE 3043 (REI)

Agent Comments

4 2 1

Price: \$750,000

Method: Auction Sale

Date: 22/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 800 sqm approx