



 2  1  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median House Price
March quarter 2017: \$635,500

Comparable Properties



2/45 Banksia Gr TULLAMARINE 3043 (REI/VG) **Agent Comments**

 3  2  1

Price: \$470,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 5
Property Type: Unit
Land Size: 297 sqm



1/7 Birch Av TULLAMARINE 3043 (REI)

Agent Comments

 3  1  1

Price: \$460,000
Method: Private Sale
Date: 20/03/2017
Rooms: -
Property Type: Townhouse (Single)



2/23 Waratah Av TULLAMARINE 3043 (REI/VG) **Agent Comments**

 2  1  1

Price: \$423,000
Method: Sold Before Auction
Date: 06/12/2016
Rooms: 4
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

3/20 Waratah Avenue, Tullamarine Vic 3043

Indicative selling price

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

Range between \$410,000

&

\$450,000

Median sale price

Median price \$635,500

House

X

Suburb

Tullamarine

Period - From 01/01/2017

to

31/03/2017

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
2/45 Banksia Gr TULLAMARINE 3043	\$470,000	25/03/2017
1/7 Birch Av TULLAMARINE 3043	\$460,000	20/03/2017
2/23 Waratah Av TULLAMARINE 3043	\$423,000	06/12/2016