

# STATEMENT OF INFORMATION

50 TADSTAN DRIVE, TULLAMARINE, VIC 3043

PREPARED BY JOSEPH SASSINE, JASON REAL ESTATE SALES PTY LTD



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**50 TADSTAN DRIVE, TULLAMARINE, VIC**

 3  1  2

### Indicative Selling Price

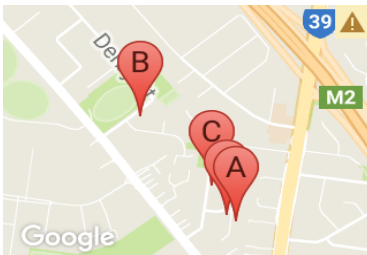
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price:

**\$670,000**

Provided by: Joseph Sassine, Jason Real Estate Sales PTY LTD

## MEDIAN SALE PRICE



**TULLAMARINE, VIC, 3043**

Suburb Median Sale Price (House)

**\$651,500**

01 October 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**69 TADSTAN DR, TULLAMARINE, VIC**

 3  1  1

Sale Price

**\$655,000**

Sale Date: 02/12/2017

Distance from Property: 36m



**14 DERBY ST, TULLAMARINE, VIC 3043**

 3  1  1

Sale Price

**\$610,000**

Sale Date: 09/10/2017

Distance from Property: 455m



**22 TADSTAN DR, TULLAMARINE, VIC**

 3  1  2

Sale Price

**\*\$660,000**

Sale Date: 19/05/2018

Distance from Property: 118m



This report has been compiled on 21/05/2018 by Jason Real Estate Sales PTY LTD. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

50 TADSTAN DRIVE, TULLAMARINE, VIC 3043

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$670,000

Median sale price

Median price

\$651,500

House

X

Unit


Suburb

TULLAMARINE

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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 |
|--------------------------------------|------------|--------------|
| 69 TADSTAN DR, TULLAMARINE, VIC 3043 | \$655,000  | 02/12/2017   |
| 14 DERBY ST, TULLAMARINE, VIC 3043   | \$610,000  | 09/10/2017   |
| 22 TADSTAN DR, TULLAMARINE, VIC 3043 | *\$660,000 | 19/05/2018   |