

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/9 MALVERN 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

19B JANUS STREET TULLAMARINE VIC 3043	\$540,000	30-Nov-24
3/117 MELROSE DRIVE TULLAMARINE VIC 3043	\$540,000	06-Nov-24
10A WARWICK PLACE TULLAMARINE VIC 3043	\$560,000	26-Oct-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 January 2025



**19B JANUS STREET TULLAMARINE
VIC 3043**

3 1 1

Sold Price

^{RS} **\$540,000**

Sold Date **30-Nov-24**

Distance **1.68km**



**3/117 MELROSE DRIVE
TULLAMARINE VIC 3043**

3 1 2

Sold Price

\$540,000

Sold Date **06-Nov-24**

Distance **0.35km**



**10A WARWICK PLACE
TULLAMARINE VIC 3043**

2 1 1

Sold Price

\$560,000

Sold Date **26-Oct-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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