

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

23 Janus Street, Tullamarine Vic 3043

Indicative selling price

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

Range between

\$640,000

&

\$680,000

Median sale price

Median price

\$660,500

House

X

Unit

Suburb

Tullamarine

Period - From

01/10/2017

to

30/09/2018

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	23 Burvale Ct TULLAMARINE 3043	\$710,000	24/10/2018
2	83 Churchill Av TULLAMARINE 3043	\$660,000	26/05/2018
3	3 Theresa St TULLAMARINE 3043	\$651,000	18/08/2018

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.



23 Janus Street Tullamarine

3 2 5

Rooms: 5
Property Type: House (Res)
Land Size: 576 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median House Price
Year ending September 2018: \$660,500

Comparable Properties



23 Burvale Ct TULLAMARINE 3043 (REI)

Agent Comments

3 1 2

Price: \$710,000
Method: Sold Before Auction
Date: 24/10/2018
Rooms: 4
Property Type: House (Res)
Land Size: 647 sqm approx



83 Churchill Av TULLAMARINE 3043 (REI)

Agent Comments

3 2 2

Price: \$660,000
Method: Auction Sale
Date: 26/05/2018
Rooms: 7
Property Type: House
Land Size: 595 sqm approx



3 Theresa St TULLAMARINE 3043 (REI)

Agent Comments

3 1 1

Price: \$651,000
Method: Auction Sale
Date: 18/08/2018
Rooms: 4
Property Type: House (Res)
Land Size: 541 sqm approx