

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

6/372-376 Melrose Drive 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 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

6/264 Melrose Drive Tullamarine VIC 3043	\$486,000	20-Feb-21
1/46 Sharps Road Tullamarine VIC 3043	\$449,000	19-Nov-20
3/9 Birch Avenue Tullamarine VIC 3043	\$541,000	08-Dec-20

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 6 months.~~

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6/264 Melrose Drive Tullamarine VIC 3043

2 1 1

Sold Price

^{RS} **\$486,000**

Sold Date **20-Feb-21**

Distance **0.8km**



1/46 Sharps Road Tullamarine VIC 3043

2 1 1

Sold Price

\$449,000

Sold Date **19-Nov-20**

Distance **2.37km**



3/9 Birch Avenue Tullamarine VIC 3043

2 1 1

Sold Price

\$541,000

Sold Date **08-Dec-20**

Distance **2.38km**



1/8 Warwick Place Tullamarine VIC 3043

2 1 1

Sold Price

^{RS} **\$600,000**

Sold Date **18-Feb-21**

Distance **2.7km**

RS = Recent sale

UN = Undisclosed Sale

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