

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

4/2-4 Catherine 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

Tullamarine

Period-from

01 Apr 2020

to

31 Mar 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

5/226 Melrose Drive Tullamarine VIC 3043	\$585,000	27-Feb-21
38 Catherine Avenue Tullamarine VIC 3043	\$745,000	20-Mar-21
3/70 Broadmeadows Road Tullamarine VIC 3043	\$470,000	28-Nov-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.~~

This Statement of Information was prepared on: 28 April 2021



Luke Albioli
P 03 9338 7111
M 0403 700 003
E luke@ypa.com.au



**5/226 Melrose Drive Tullamarine
VIC 3043**

3 1 1

Sold Price **\$585,000** Sold Date **27-Feb-21**

Distance **0.17km**



**38 Catherine Avenue Tullamarine
VIC 3043**

3 1 1

Sold Price **\$745,000** Sold Date **20-Mar-21**

Distance **0.29km**



**3/70 Broadmeadows Road
Tullamarine VIC 3043**

3 1 1

Sold Price **\$470,000** Sold Date **28-Nov-20**

Distance **0.44km**



**3/262 Melrose Drive Tullamarine
VIC 3043**

3 1 1

Sold Price **\$525,000** Sold Date **14-Nov-20**

Distance **0.53km**



**6/264 Melrose Drive Tullamarine
VIC 3043**

2 1 1

Sold Price ^{RS} **\$486,000** Sold Date **20-Feb-21**

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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