

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

3/262 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$469,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Jul 2019

to

30 Jun 2020

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

4/26 Henderson Road Tullamarine VIC 3043	\$500,000	24-Jan-20
2/59 Eumarella Street Tullamarine VIC 3043	\$465,000	06-Jul-20
2/127 Melrose Drive Tullamarine VIC 3043	\$430,000	18-Apr-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: 24 July 2020



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**4/26 Henderson Road Tullamarine
VIC 3043**

2 1 1

Sold Price **\$500,000** Sold Date **24-Jan-20**

Distance **0.56km**



**2/59 Eumarella Street Tullamarine
VIC 3043**

2 1 1

Sold Price ^{RS} **\$465,000** Sold Date **06-Jul-20**

Distance **0.98km**



**2/127 Melrose Drive Tullamarine
VIC 3043**

2 1 1

Sold Price **\$430,000** Sold Date **18-Apr-20**

Distance **1.58km**

RS = Recent sale UN = Undisclosed Sale

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