

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

53 Spring Street, Tullamarine Vic 3043

Indicative selling price

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

Range between

\$599,000

&

\$639,000

Median sale price

Median price

\$666,000

House

X

Unit

Suburb

Tullamarine

Period - From

01/10/2017

to

31/12/2017

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 | 19 Churchill Av TULLAMARINE 3043 | \$636,000 | 23/10/2017 |
| 2 | 14 Derby St TULLAMARINE 3043 | \$610,000 | 17/10/2017 |
| 3 | 3 Garryowen Tce TULLAMARINE 3043 | \$595,000 | 16/09/2017 |

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.



Rooms: 5
Property Type: HOUSE
Agent Comments

Comparable Properties



19 Churchill Av TULLAMARINE 3043 (REI)

Agent Comments



Price: \$636,000
Method: Private Sale
Date: 23/10/2017
Rooms: 4
Property Type: House
Land Size: 583 sqm approx



14 Derby St TULLAMARINE 3043 (REI)

Agent Comments



Price: \$610,000
Method: Sold Before Auction
Date: 17/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 534 sqm approx



3 Garryowen Tce TULLAMARINE 3043 (REI)

Agent Comments



Price: \$595,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 531 sqm approx