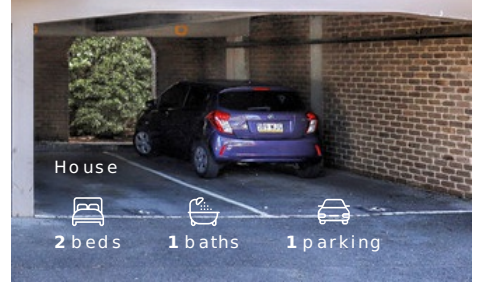




## Statement of Information

Sections 47AF of the Estate Agents Act 1980

8/200 Melrose Drive,  
TULLAMARINE 3043



House



2 beds



1 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$285,000 - \$305,000**

### Median sale price

Median **House** for **TULLAMARINE** for period **Apr 2018 - Jun 2018**

Sourced from **Pricefinder**.

**\$442,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**26/200 Melrose Drive,**  
Tullamarine 3043

Price **\$290,000** Sold 12 May  
2018

**17/226 Melrose Drive,**  
Tullamarine 3043

Price **\$310,000** Sold 22 May  
2018

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

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Gladstone Park

Shop 159 Gladstone Park Shopping  
Centre,  
Gladstone Park VIC 3043

### Contact agents



**Malek Younan**  
Ray White

0411 504 016

[malek.younan@raywhite.com](mailto:malek.younan@raywhite.com)



**Phillip Mercieca**  
Ray White

0402 419 827

[phillip.mercieca@raywhite.com](mailto:phillip.mercieca@raywhite.com)