

## 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

1/38 BANKSIA GROVE TULLAMARINE VIC 3043

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Tullamarine

Period-from

01 Oct 2022

to

30 Sep 2023

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

1/30 BIRCH AVENUE TULLAMARINE VIC 3043	\$665,000	06-Jun-23
6/52 BANKSIA GROVE TULLAMARINE VIC 3043	\$700,000	26-Aug-23
2/239 MELROSE DRIVE TULLAMARINE VIC 3043	\$670,000	07-Oct-23

OR

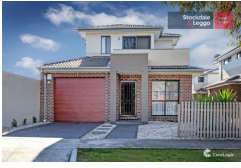
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 11 October 2023

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**1/30 BIRCH AVENUE  
TULLAMARINE VIC 3043**

3 3 1

Sold Price **\$665,000** Sold Date **06-Jun-23**

Distance **0.12km**



**6/52 BANKSIA GROVE  
TULLAMARINE VIC 3043**

3 2 1

Sold Price <sup>RS</sup> **\$700,000** Sold Date **26-Aug-23**

Distance **0.15km**



**2/239 MELROSE DRIVE  
TULLAMARINE VIC 3043**

3 2 2

Sold Price <sup>RS</sup> **\$670,000** Sold Date **07-Oct-23**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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