

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 10/368-370 Melrose Drive, Tullamarine Vic 3043

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$510,000 Property Type Unit Suburb Tullamarine

Period - From 01/10/2023 to 31/12/2023 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	4/236 Melrose Dr TULLAMARINE 3043	\$487,500	09/10/2023
2			
3			

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.

This Statement of Information was prepared on: 25/03/2024 10:39

10/368-370 Melrose Drive, Tullamarine Vic 3043



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Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

December quarter 2023: \$510,000



Property Type: Townhouse

Land Size: 110 sqm approx

Agent Comments

Built in approx. 1985.

Comparable Properties



**4/236 Melrose Dr TULLAMARINE 3043
(REI/VG)**

Agent Comments



Price: \$487,500

Method: Private Sale

Date: 09/10/2023

Property Type: Townhouse (Single)

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.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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