

## 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 DALKEITH AVENUE 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Tullamarine

Period-from

01 Nov 2022

to

31 Oct 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

2 ATEN PLACE TULLAMARINE VIC 3043	\$615,000	27-May-23
11 JILLIAN STREET TULLAMARINE VIC 3043	\$600,000	20-Jul-23
46 MILLAR ROAD TULLAMARINE VIC 3043	\$595,000	20-May-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: 01 November 2023



**2 ATEN PLACE TULLAMARINE VIC 3043**

 3  1  2

Sold Price

**\$615,000**

Sold Date **27-May-23**

Distance **0.83km**



**11 JILLIAN STREET TULLAMARINE VIC 3043**

 3  -  -

Sold Price

**\$600,000**

Sold Date **20-Jul-23**

Distance **0.52km**



**46 MILLAR ROAD TULLAMARINE VIC 3043**

 3  1  2

Sold Price

**\$595,000**

Sold Date **20-May-23**

Distance **1km**

RS = Recent sale      UN = Undisclosed Sale

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