

# JASON



## STATEMENT OF INFORMATION

12 TADSTAN DRIVE, TULLAMARINE, VIC 3043

PREPARED BY JASON REAL ESTATE SALES PTY LTD

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

12 TADSTAN DRIVE, TULLAMARINE, VIC 3043

### Indicative selling price

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

Price Range: \$580,000 to \$610,000

### Median sale price

Median price

\$720,000

Property type

House

Suburb

TULLAMARINE

Period

01 April 2023 to 31 March 2024

Source



### Comparable property sales

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

4 FELGATE CL, TULLAMARINE, VIC 3043	\$625,000	08/02/2024
6 HART CRT, GLADSTONE PARK, VIC 3043	\$570,000	22/11/2023
9 GAYNOR CRES, GLADSTONE PARK, VIC 3043	\$600,000	17/11/2023

This Statement of Information was prepared on:

10/04/2024