

## 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

18 SCAMPTON CRESCENT 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

\$660,000

&

\$690,000

### 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

4 MARHAM PLACE TULLAMARINE VIC 3043	\$720,000	27-Jun-23
9 BICKFORD CLOSE TULLAMARINE VIC 3043	\$715,000	08-Nov-23
10 BICKFORD CLOSE TULLAMARINE VIC 3043	\$725,000	28-Sep-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: 21 November 2023



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**4 MARHAM PLACE TULLAMARINE  
VIC 3043**

3 1 2

Sold Price **\$720,000** Sold Date **27-Jun-23**

Distance **0.11km**



**9 BICKFORD CLOSE TULLAMARINE  
VIC 3043**

3 2 1

Sold Price

<sup>RS</sup> **\$715,000** Sold Date **08-Nov-23**

Distance **0.13km**



**10 BICKFORD CLOSE  
TULLAMARINE VIC 3043**

3 1 4

Sold Price

**\$725,000** Sold Date **28-Sep-23**

Distance **0.14km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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