

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

2/258 MELROSE DRIVE TULLAMARINE VIC 3043

Indicative selling price

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

Single Price

or range
between

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Unit

Suburb

Tullamarine

Period-from

01 Jun 2023

to

31 May 2024

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

3/260 MELROSE DRIVE TULLAMARINE VIC 3043	\$576,000	20-Mar-24
2/8 BIRCH AVENUE TULLAMARINE VIC 3043	\$594,000	25-May-24
18A SHARPS ROAD TULLAMARINE VIC 3043	\$600,000	05-Jun-24

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: 12 June 2024

**3/260 MELROSE DRIVE
TULLAMARINE VIC 3043**

3 1 1

Sold Price **\$576,000** Sold Date **20-Mar-24**Distance **0.02km****2/8 BIRCH AVENUE TULLAMARINE
VIC 3043**

3 1 1

Sold Price ^{RS} **\$594,000** Sold Date **25-May-24**Distance **1.55km****18A SHARPS ROAD TULLAMARINE
VIC 3043**

3 2 1

Sold Price ^{RS} **\$600,000** Sold Date **05-Jun-24**Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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