

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 3/260 Melrose Drive, Tullamarine Vic 3043

Indicative selling price

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

Range between \$520,000 & \$570,000

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 | 2/23 Waratah Av TULLAMARINE 3043 | \$570,500 | 16/12/2023 |
| 2 | 9/6 Strathconnon Sq TULLAMARINE 3043 | \$525,000 | 25/10/2023 |
| 3 | 1/218-220 Melrose Dr TULLAMARINE 3043 | \$520,000 | 26/08/2023 |

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: 06/02/2024 19:41



Property Type: Villa/Unit

Agent Comments

3 bed, 1 bath single level brick villa/unit with secure lock up garage.

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

December quarter 2023: \$510,000

Comparable Properties



2/23 Waratah Av TULLAMARINE 3043 (REI)



Price: \$570,500

Method: Auction Sale

Date: 16/12/2023

Property Type: Unit

Agent Comments

Similar build - brick style single level villa/unit. One less bedroom however has two living areas. Also has a lock up garage. Located on a less busier road.



9/6 Strathconnon Sq TULLAMARINE 3043 (REI/VG)



Price: \$525,000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: Unit

Agent Comments

Similar style property in similar location. Inferior due to one less bedroom.



1/218-220 Melrose Dr TULLAMARINE 3043 (REI)



Price: \$520,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Unit

Agent Comments

Very similar 3 bed, 1 bath single level property. Had a 2 car garage. Inferior outdoor space due to lack of nice decking area.