

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 4a Larissa Avenue, Tullamarine Vic 3043

Indicative selling price

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

Range between \$680,000 & \$700,000

Median sale price

Median price \$728,250 Property Type House 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	95 Carrick Dr GLADSTONE PARK 3043	\$690,000	16/01/2024
2	52 Collier Ct STRATHMORE HEIGHTS 3041	\$660,000	07/12/2023
3	1/22 Waratah Av TULLAMARINE 3043	\$651,000	16/12/2023

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: 01/02/2024 10:33



3 2 2

Property Type: Townhouse

Agent Comments

Neat 3 bedroom Townhouse with open plan living and large courtyard. Single car lock up garage and additional off street parking

Indicative Selling Price

\$680,000 - \$700,000

Median House Price

December quarter 2023: \$728,250

Comparable Properties



95 Carrick Dr GLADSTONE PARK 3043 (REI)

3 1 1

Price: \$690,000

Method: Sold Before Auction

Date: 16/01/2024

Property Type: House

Land Size: 327 sqm approx

Agent Comments

Renovated and modern 3 bedroom 1 bathroom house on subdivided block



52 Collier Ct STRATHMORE HEIGHTS 3041 (REI/VG)

3 3 1

Price: \$660,000

Method: Sold Before Auction

Date: 07/12/2023

Property Type: Townhouse (Res)

Agent Comments

Much small land. in superior location with an extra bathroom but no parking and small outdoor area.



1/22 Waratah Av TULLAMARINE 3043 (REI)

2 2 1

Price: \$651,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Unit

Agent Comments

Modern 2 bedroom 2 bathroom townhouse in close proximity