

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 Garryowen Terrace 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Tullamarine

Period-from

01 Dec 2018

to

30 Nov 2019

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

7 Finningley Drive Tullamarine VIC 3043	\$782,000	03-Aug-19
9 Phelan Court Tullamarine VIC 3043	\$712,000	23-Nov-19
84 Lackenheath Drive Tullamarine VIC 3043	\$626,000	31-Oct-19

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.~~

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7 Finningley Drive Tullamarine VIC 3043

Sold Price **\$782,000** Sold Date **03-Aug-19**

4 2 3

Distance **0.46km**



9 Phelan Court Tullamarine VIC 3043

Sold Price ^{RS} **\$712,000** Sold Date **23-Nov-19**

4 2 2

Distance **0.6km**



84 Lackenheath Drive Tullamarine VIC 3043

Sold Price ^{RS} **\$626,000** Sold Date **31-Oct-19**

3 1 1

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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