

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 6/8 Birch Avenue, TULLAMARINE 3043

Unit



2 beds



1 baths



1 parking

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$450,000 - \$480,000**

## Median sale price

Median Unit for TULLAMARINE for period Jun 2018 - Jul 2019

Sourced from **Pricefinder**.

**\$482,500**

## Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**3/338 Melrose Drive,**  
TULLAMARINE 3043

Price **\$472,000** Sold 28  
March 2019

**2/372 Melrose Drive,**  
TULLAMARINE 3043

Price **\$450,000** Sold 03 June  
2019

**5/60 Sharps Road,**  
TULLAMARINE 3043

Price **\$451,000** Sold 06 July  
2019

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

## Ray White Gladstone Park

Shop 159 Gladstone Park Shopping  
Centre,  
Gladstone Park VIC 3043

## Contact agents



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