

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 2/119 Melrose Drive, TULLAMARINE 3043

Unit



3 beds



2 baths



1 parking

Indicative selling price

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

Range \$491,000 - \$540,000

Median sale price

Median **Unit** for **TULLAMARINE** for period **Apr 2019 - Sep 2019**
Sourced from **Pricefinder**.

\$610,000

Comparable property sales

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 the most comparable to the property for sale.

25 Birch Avenue , Tullamarine 3043	Price \$545,000 Sold 13 July 2019
2/48 Banksia Grove , Tullamarine 3043	Price \$525,500 Sold 01 July 2019
2/75 Gordon Street , Tullamarine 3043	Price \$497,500 Sold 08 August 2019

This Statement of Information was prepared on 24th Oct 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.

Stockdale & Leggo Gladstone Park

Shop 158, Gladstone Park,
Shopping Centre,
Gladstone Park VIC 3043

Contact agents



Lilian Farrugia
Stockdale & Leggo

03 9039 5533
0402 359 962

lilian.farrugia@stockdaleleggo.com.au

**Stockdale
& Leggo**