



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1/119 Melrose Drive, TULLAMARINE 3043

### Indicative selling price

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

**Range from \$ 475,000 - \$ 505,000**

### Median sale price

Median **Unit** for **TULLAMARINE** for period **Dec 2016 - Jun 2017**  
Sourced from **Pricefinder**.

**\$ 490,000**

### Comparable property sales

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 the most comparable to the property for sale.

**1/254 Melrose Drive,** Price \$ 490,000 Sold 06 February 2017  
Tullamarine 3043

**1/7 Waratah Avenue,** Price \$ 505,000 Sold 14 December 2016  
Tullamarine 3043

**2/23 Waratah Avenue,** Price \$ 423,000 Sold 08 December 2016  
Tullamarine 3043

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.

Unit



0 beds



0 baths



0 parking

### Contact agents

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