

STATEMENT OF INFORMATION

78 SHARPS ROAD, TULLAMARINE, VIC 3043

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



78 SHARPS ROAD, TULLAMARINE, VIC

 3  1  1

Indicative Selling Price

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

Price Range: \$690,000 to \$740,000

Provided by: David Zammit, Professionals Caroline Springs

MEDIAN SALE PRICE



TULLAMARINE, VIC, 3043

Suburb Median Sale Price (House)

\$609,500

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



8 DIANNE DR, TULLAMARINE, VIC 3043

 3  1  1

Sale Price

***\$660,000**

Sale Date: 17/08/2017

Distance from Property: 94m 



3 COONAMAR ST, TULLAMARINE, VIC 3043

 3  1  -

Sale Price

\$675,000

Sale Date: 20/07/2017

Distance from Property: 210m 



18 DIANNE DR, TULLAMARINE, VIC 3043

 3  2  2

Sale Price

***\$722,000**

Sale Date: 05/06/2017

Distance from Property: 165m 

This report has been compiled on 13/11/2017 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



19 GORDON ST, TULLAMARINE, VIC 3043

 4  2  2

Sale Price

\$895,000

Sale Date: 08/07/2017

Distance from Property: 331m



2 FISHER GR, TULLAMARINE, VIC 3043

 4  2  2

Sale Price

\$673,000

Sale Date: 03/06/2017

Distance from Property: 222m



17 LARISSA AVE, TULLAMARINE, VIC 3043

 4  1  2

Sale Price

\$611,000

Sale Date: 20/05/2017

Distance from Property: 191m



56 GORDON ST, TULLAMARINE, VIC 3043

 4  1  1

Sale Price

\$758,000

Sale Date: 06/04/2017

Distance from Property: 618m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

78 SHARPS ROAD, TULLAMARINE, VIC 3043

Indicative selling price

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

Price Range: \$690,000 to \$740,000

Median sale price

Median price

\$609,500

House

Unit

Suburb

TULLAMARINE

Period

01 October 2016 to 30 September 2017

Source

pricfinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8 DIANNE DR, TULLAMARINE, VIC 3043	*\$660,000	17/08/2017
3 COONAMAR ST, TULLAMARINE, VIC 3043	\$675,000	20/07/2017
18 DIANNE DR, TULLAMARINE, VIC 3043	*\$722,000	05/06/2017
19 GORDON ST, TULLAMARINE, VIC 3043	\$895,000	08/07/2017

2 FISHER GR, TULLAMARINE, VIC 3043	\$673,000	03/06/2017
17 LARISSA AVE, TULLAMARINE, VIC 3043	\$611,000	20/05/2017
56 GORDON ST, TULLAMARINE, VIC 3043	\$758,000	06/04/2017