

STATEMENT OF INFORMATION

78 SHARPS ROAD, TULLAMARINE, VIC 3043 PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Indicative Selling Price

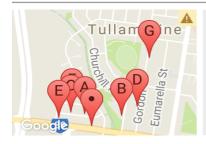
For the meaning of this price see consumer.vic.au/underquoting

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)

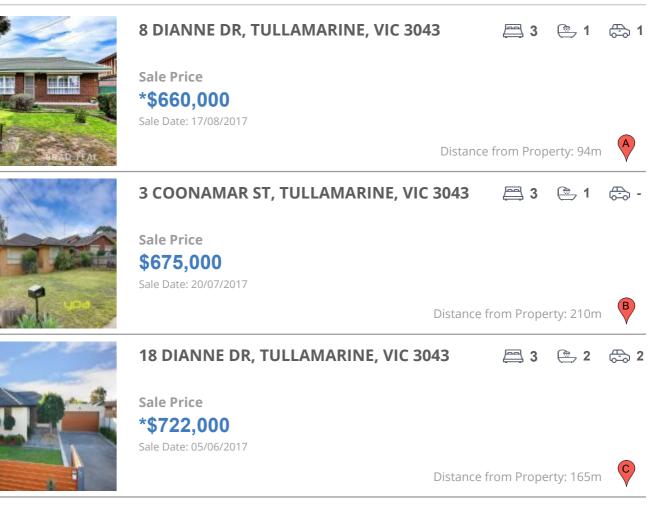
\$609,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

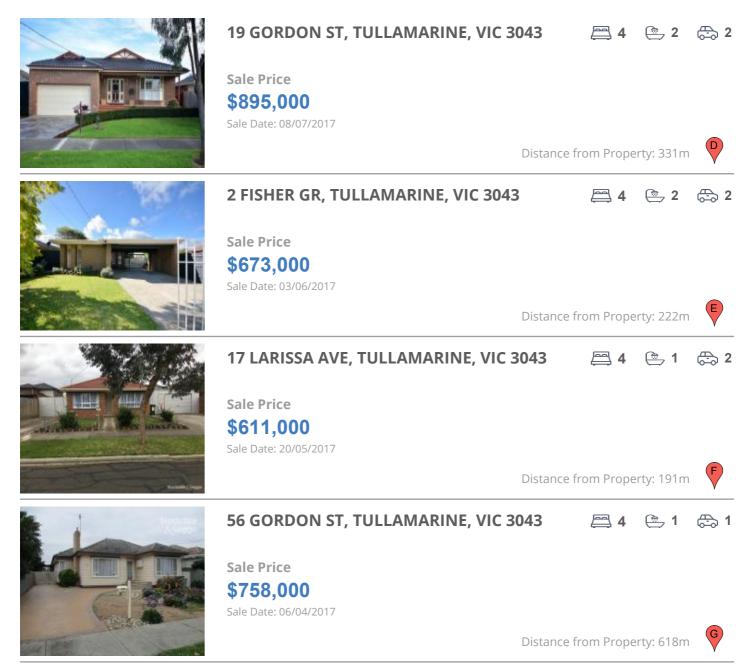
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



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

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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

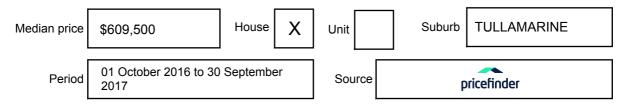
Indicative selling price

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Price Range:

\$690,000 to \$740,000

Median sale price



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