Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/250 Melrose Drive, Tullamarine Vic 3043

Indicative selling price

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

Range between $425,000 & $465,000

Median sale price

Median price $540,000 Property Type Unit Suburb Tullamarine

Period - From 01/07/2023 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	2/250 Melrose Dr TULLAMARINE 3043	$440,000	04/06/2024
2	10/264 Melrose Dr TULLAMARINE 3043	$457,500	13/04/2024
3	3/236 Melrose Dr TULLAMARINE 3043	$480,000	25/03/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 22/08/2024 17:04

4/250 Melrose Drive, Tullamarine Vic 3043

Chauntel Considine
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2 1 1

Property Type: Unit

Agent Comments

1980 large villa unit in a block of 4 facing side street

Indicative Selling Price
$425,000 - $465,000
Median Unit Price
Year ending June 2024: $540,000

Comparable Properties



2/250 Melrose Dr TULLAMARINE 3043 (VG)

2 - -

Price: $440,000
Method: Sale
Date: 04/06/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Located in the same development



10/264 Melrose Dr TULLAMARINE 3043 (REI/VG)

2 1 1

Price: $457,500
Method: Auction Sale
Date: 13/04/2024
Property Type: Unit
Land Size: 171 sqm approx

Agent Comments

Similar accommodation located on the street.

3/236 Melrose Dr TULLAMARINE 3043 (VG)

4 - -

Price: $480,000
Method: Sale
Date: 25/03/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Offering superior accommodation.

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