



**Rooms:** 5

**Property Type:** Unit/Townhouse

**Agent Comments**

## Comparable Properties



**2/20 Waratah Av TULLAMARINE 3043 (REI)**

**Agent Comments**



**Price:** \$473,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** 4

**Property Type:** Unit



**2/23 Waratah Av TULLAMARINE 3043 (REI)**

**Agent Comments**



**Price:** \$423,000

**Method:** Sold Before Auction

**Date:** 06/12/2016

**Rooms:** 4

**Property Type:** Unit



**8/112a Mickleham Rd TULLAMARINE 3043 (REI)**

**Agent Comments**



**Price:** \$415,500

**Method:** Auction Sale

**Date:** 22/04/2017

**Rooms:** 4

**Property Type:** Unit

## 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

3/40 Broadmeadows Road, Tullamarine Vic 3043

#### Indicative selling price

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

Range between \$409,000

&

\$439,000

#### Median sale price

Median price \$405,000

Unit X

Suburb Tullamarine

Period - From 01/04/2016

to

31/03/2017

Source REIV

#### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/20 Waratah Av TULLAMARINE 3043	\$473,000	01/04/2017
2/23 Waratah Av TULLAMARINE 3043	\$423,000	06/12/2016
8/112a Mickleham Rd TULLAMARINE 3043	\$415,500	22/04/2017