



Rooms:

Property Type: House (Res)

Land Size: 778 sqm approx

Agent Comments

Comparable Properties



56 Gordon St TULLAMARINE 3043 (REI)

Agent Comments



Price: \$758,000

Method: Private Sale

Date: 13/04/2017

Rooms: 5

Property Type: House

Land Size: 768 sqm approx



79 Spring St TULLAMARINE 3043 (REI)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 22/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 800 sqm approx



30 Waratah Av TULLAMARINE 3043 (REI)

Agent Comments



Price: \$735,500

Method: Auction Sale

Date: 25/02/2017

Rooms: 4

Property Type: House (Res)

Land Size: 778 sqm approx

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

56 Broadmeadows Road, Tullamarine Vic 3043

Indicative selling price

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

Range between \$750,000

&

\$825,000

Median sale price

Median price \$635,500

House

X

Suburb

Tullamarine

Period - From 01/01/2017

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
56 Gordon St TULLAMARINE 3043	\$758,000	13/04/2017
79 Spring St TULLAMARINE 3043	\$750,000	22/04/2017
30 Waratah Av TULLAMARINE 3043	\$735,500	25/02/2017