

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

1/23 GORDON STREET TULLAMARINE VIC 3043

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Tullamarine

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 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

1/63 DERBY STREET TULLAMARINE VIC 3043	\$570,000	09-Jun-23
2/122 BOWES AVENUE AIRPORT WEST VIC 3042	\$587,500	14-Dec-23
3/11 EUMARELLA STREET TULLAMARINE VIC 3043	\$635,000	17-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 17 April 2024



**1/63 DERBY STREET
TULLAMARINE VIC 3043**

 2  1  1

Sold Price **\$570,000** Sold Date **09-Jun-23**

Distance **1.82km**



**2/122 BOWES AVENUE AIRPORT
WEST VIC 3042**

 2  1  1

Sold Price ^{RS} **\$587,500** Sold Date **14-Dec-23**

Distance **2.27km**



**3/11 EUMARELLA STREET
TULLAMARINE VIC 3043**

 2  2  1

Sold Price ^{RS} **\$635,000** Sold Date **17-Feb-24**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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