

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

1/117 MICKLEHAM ROAD 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Nov 2023

to

31 Oct 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

4/1 SYCAMORE AVENUE TULLAMARINE VIC 3043	\$608,000	10-Sep-24
1/28 BROADMEADOWS ROAD TULLAMARINE VIC 3043	\$600,000	16-Nov-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: 18 November 2024

**4/1 SYCAMORE AVENUE
TULLAMARINE VIC 3043**

3 1 1

Sold Price **\$608,000** Sold Date **10-Sep-24**Distance **0.94km****1/28 BROADMEADOWS ROAD
TULLAMARINE VIC 3043**

3 1 1

Sold Price ^{RS} **\$600,000** Sold Date **16-Nov-24**Distance **1.23km****RS** = Recent sale**UN** = Undisclosed Sale

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