

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

27/1 MILLAR 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Oct 2023

to

30 Sep 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

3/44 WARATAH AVENUE TULLAMARINE VIC 3043	\$522,000	02-Jul-24
2/112A MICKLEHAM ROAD TULLAMARINE VIC 3043	\$571,000	13-Apr-24
39/1 MILLAR ROAD TULLAMARINE VIC 3043	\$540,000	17-May-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: 02 October 2024



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**3/44 WARATAH AVENUE
TULLAMARINE VIC 3043**

2 1 1

Sold Price **\$522,000** Sold Date **02-Jul-24**

Distance **1.17km**



**2/112A MICKLEHAM ROAD
TULLAMARINE VIC 3043**

2 1 2

Sold Price **\$571,000** Sold Date **13-Apr-24**

Distance **0.5km**



**39/1 MILLAR ROAD TULLAMARINE
VIC 3043**

3 1 2

Sold Price **\$540,000** Sold Date **17-May-24**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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