

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

2/20 BROADMEADOWS 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

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Aug 2023

to

31 Jul 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

3/23 WARATAH AVENUE TULLAMARINE VIC 3043	\$552,000	22-Jun-24
3/44 WARATAH AVENUE TULLAMARINE VIC 3043	\$522,000	04-Jul-24
15/112A MICKLEHAM ROAD TULLAMARINE VIC 3043	\$520,000	09-Mar-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.

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**3/23 WARATAH AVENUE
TULLAMARINE VIC 3043**

2 1 1

Sold Price ^{RS} **\$552,000** Sold Date **22-Jun-24**

Distance **0.29km**



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

2 1 1

Sold Price ^{RS} **\$522,000** Sold Date **04-Jul-24**

Distance **0.42km**



**15/112A MICKLEHAM ROAD
TULLAMARINE VIC 3043**

2 1 1

Sold Price **\$520,000** Sold Date **09-Mar-24**

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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