

## 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

4/2-4 Gordon Street Tullamarine VIC 3043

### Indicative selling price

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

Single Price

\$435,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$619,000

Property type

House

Suburb

Tullamarine

Period-from

01 Aug 2019

to

31 Jul 2020

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

2/40 Sharps Road Tullamarine VIC 3043	\$415,000	21-Oct-19
2/38 Waratah Avenue Tullamarine VIC 3043	\$440,000	22-Feb-20
9/95-97 Mickleham Road Tullamarine VIC 3043	\$435,000	22-Jan-20

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: 24 August 2020



**2/40 Sharps Road Tullamarine VIC 3043**

Sold Price

**\$415,000**

Sold Date

**21-Oct-19**

 2

 1

 1

Distance

**0.33km**



**2/38 Waratah Avenue Tullamarine VIC 3043**

Sold Price

**\$440,000**

Sold Date

**22-Feb-20**

 2

 1

 1

Distance

**0.61km**



**9/95-97 Mickleham Road Tullamarine VIC 3043**

Sold Price

**\$435,000**

Sold Date

**22-Jan-20**

 2

 1

 1

Distance

**1.23km**

RS = Recent sale

UN = Undisclosed Sale

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