

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 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Unit

Suburb

Tullamarine

Period-from

01 Jul 2023

to

30 Jun 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

3/68 BROADMEADOWS ROAD TULLAMARINE VIC 3043	\$407,000	20-Jun-24
7/103-105 MICKLEHAM ROAD TULLAMARINE VIC 3043	\$405,000	05-Jun-24
1/40-42 CHAPMAN AVENUE GLENROY VIC 3046	\$400,000	01-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: 07 July 2024



**3/68 BROADMEADOWS ROAD
TULLAMARINE VIC 3043**

2 1 1

Sold Price

^{RS} **\$407,000**

Sold Date

20-Jun-24

Distance

0.43km



**7/103-105 MICKLEHAM ROAD
TULLAMARINE VIC 3043**

2 1 1

Sold Price

^{RS} **\$405,000**

Sold Date

05-Jun-24

Distance

1.1km



**1/40-42 CHAPMAN AVENUE
GLENROY VIC 3046**

2 1 1

Sold Price

^{RS} **\$400,000** ^{UN}

Sold Date

01-May-24

Distance

3.19km

RS = Recent sale

UN = Undisclosed Sale

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