



 2  1  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median House Price
March quarter 2017: \$635,500

Comparable Properties



2/20 Waratah Av TULLAMARINE 3043 (REI)

Agent Comments

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Price: \$473,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 4
Property Type: Unit



1/7 Birch Av TULLAMARINE 3043 (REI)

Agent Comments

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Price: \$460,000
Method: Private Sale
Date: 20/03/2017
Rooms: -
Property Type: Townhouse (Single)



8/112a Mickleham Rd TULLAMARINE 3043 (REI)

Agent Comments

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Price: \$415,500
Method: Auction Sale
Date: 22/04/2017
Rooms: 4
Property Type: Unit

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

2/28 Broadmeadows Road, Tullamarine Vic 3043

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$410,000 & \$450,000

Median sale price

Median price \$635,500

House X

Suburb Tullamarine

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
2/20 Waratah Av TULLAMARINE 3043	\$473,000	01/04/2017
1/7 Birch Av TULLAMARINE 3043	\$460,000	20/03/2017
8/112a Mickleham Rd TULLAMARINE 3043	\$415,500	22/04/2017