

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

7/99-101 MICKLEHAM 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

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Jun 2022

to

31 May 2023

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

1/29 WARATAH AVENUE TULLAMARINE VIC 3043	\$406,000	26-Nov-22
3/25 BROADMEADOWS ROAD TULLAMARINE VIC 3043	\$400,000	11-Nov-22
2/60 SHARPS ROAD TULLAMARINE VIC 3043	\$418,000	25-Feb-23

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: 14 June 2023

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1/29 WARATAH AVENUE TULLAMARINE VIC 3043

2 1 1

Sold Price **\$406,000** Sold Date **26-Nov-22**

Distance **0.99km**



3/25 BROADMEADOWS ROAD TULLAMARINE VIC 3043

2 1 1

Sold Price **\$400,000** Sold Date **11-Nov-22**

Distance **1.05km**



2/60 SHARPS ROAD TULLAMARINE VIC 3043

2 1 1

Sold Price **\$418,000** Sold Date **25-Feb-23**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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