

## 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

5/70 BROADMEADOWS ROAD TULLAMARINE VIC 3043

### Indicative selling price

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

Single Price

or range  
between

\$510,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 May 2023

to

30 Apr 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

3/260 MELROSE DRIVE TULLAMARINE VIC 3043

\$576,000

20-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.

This Statement of Information was prepared on: 25 May 2024



3/260 MELROSE DRIVE  
TULLAMARINE VIC 3043

 3  1  1

Sold Price      **\$576,000**    Sold Date    **20-Mar-24**  
  
Distance      **0.96km**

RS = Recent sale      UN = Undisclosed Sale

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