

## 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

2/15 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

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$561,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Jan 2024

to

31 Dec 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

1/28 BROADMEADOWS ROAD TULLAMARINE VIC 3043	\$600,000	16-Nov-24
3/45 BANKSIA GROVE TULLAMARINE VIC 3043	\$582,500	31-Jul-24
45 BANKSIA GROVE TULLAMARINE VIC 3043	\$582,500	01-Aug-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: 23 January 2025



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**1/28 BROADMEADOWS ROAD  
TULLAMARINE VIC 3043**

3 1 1

Sold Price **\$600,000** Sold Date **16-Nov-24**

Distance **0.31km**



**3/45 BANKSIA GROVE  
TULLAMARINE VIC 3043**

3 2 2

Sold Price **\$582,500** Sold Date **31-Jul-24**

Distance **0.42km**



**45 BANKSIA GROVE  
TULLAMARINE VIC 3043**

3 2 2

Sold Price <sup>RS</sup> **\$582,500** Sold Date **01-Aug-24**

Distance **0.43km**



**1/40 SHARPS ROAD TULLAMARINE  
VIC 3043**

3 2 2

Sold Price **\$567,000** Sold Date **10-Nov-23**

Distance **0.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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