

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

5/3 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

\$420,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Jun 2019

to

31 May 2020

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

2/127 Melrose Drive Tullamarine VIC 3043	\$430,000	18-Apr-20
9/95-97 Mickleham Road Tullamarine VIC 3043	\$435,000	22-Jan-20
10/95-97 Mickleham Road Tullamarine VIC 3043	\$430,000	14-Dec-19

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: 02 June 2020



2/127 Melrose Drive Tullamarine VIC 3043

 2
  1
  1

Sold Price **\$430,000** Sold Date **18-Apr-20**

Distance **0.57km**



9/95-97 Mickleham Road Tullamarine VIC 3043

 2
  1
  1

Sold Price **\$435,000** Sold Date **22-Jan-20**

Distance **1.23km**



10/95-97 Mickleham Road Tullamarine VIC 3043

 2
  1
  1

Sold Price **\$430,000** Sold Date **14-Dec-19**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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