



STATEMENT OF INFORMATION

2/50-52 BROADMEADOWS ROAD, TULLAMARINE, VIC 3043

PREPARED BY SAM MENAY, JASON REAL ESTATE SALES PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/50-52 BROADMEADOWS ROAD,

 2  1  1

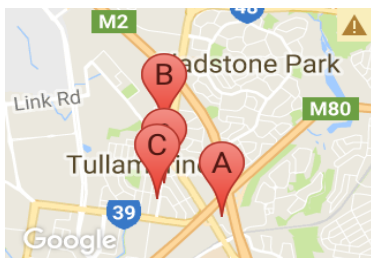
Indicative Selling Price

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

Price Range: \$400,000 to \$430,000

Provided by: Sam Menay, Jason Real Estate Sales PTY LTD

MEDIAN SALE PRICE



TULLAMARINE, VIC, 3043

Suburb Median Sale Price (Unit)

\$472,500

01 July 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



2/6 WARWICK PL, TULLAMARINE, VIC 3043

 2  1  1

Sale Price

***\$450,000**

Sale Date: 13/09/2017

Distance from Property: 890m



7/95 MICKLEHAM RD, TULLAMARINE, VIC

 2  1  2

Sale Price

***\$410,000**

Sale Date: 27/11/2017

Distance from Property: 793m



25 BROADMEADOWS RD, TULLAMARINE, VIC

 2  1  1

Sale Price

***\$395,000**

Sale Date: 02/12/2017

Distance from Property: 242m



This report has been compiled on 12/02/2018 by Jason Real Estate Sales PTY LTD. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/50-52 BROADMEADOWS ROAD, TULLAMARINE, VIC 3043

Indicative selling price

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

Price Range:

\$400,000 to \$430,000

Median sale price

Median price

\$472,500

House

Unit

X

Suburb

TULLAMARINE

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
2/6 WARWICK PL, TULLAMARINE, VIC 3043	*\$450,000	13/09/2017
7/95 MICKLEHAM RD, TULLAMARINE, VIC 3043	*\$410,000	27/11/2017
25 BROADMEADOWS RD, TULLAMARINE, VIC 3043	*\$395,000	02/12/2017