

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

4A STRADISHALL WAY 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Jul 2021

to

30 Jun 2022

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

2/91-93 MICKLEHAM ROAD TULLAMARINE VIC 3043	\$510,000	10-May-22
2/44 WARATAH AVENUE TULLAMARINE VIC 3043	\$527,000	24-Feb-22
21/45-47 DERBY STREET TULLAMARINE VIC 3043	\$520,000	21-Jun-22

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: 18 July 2022



Gladstone Park

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**2/91-93 MICKLEHAM ROAD
TULLAMARINE VIC 3043**

2 1 1

Sold Price **\$510,000** Sold Date **10-May-22**

Distance **0.28km**



**2/44 WARATAH AVENUE
TULLAMARINE VIC 3043**

2 1 1

Sold Price **\$527,000** Sold Date **24-Feb-22**

Distance **0.9km**



**21/45-47 DERBY STREET
TULLAMARINE VIC 3043**

2 1 1

Sold Price ^{RS} **\$520,000** Sold Date **21-Jun-22**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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