woodards

4/50-52 Broadmeadows Road, Tullamarine Vic 3043



2 Bed 1 Bath 1 Car Property Type: Unit Indicative Selling Price \$459,000 Median Unit Price Year ending March 2019: \$497,500

Agent Comments: Brick unit in a boutique block of only 7, with private courtyard and secure lock up garage.

Comparable Properties



3/338 Melrose Drive, Tullamarine 3043 (REI/VG) 2 Bed 1 Bath 1 Car Price: \$472,000 Method: Private Sale Date: 10/04/2019 Property Type: Villa Agent Comments: Modern brick villa unit with courtyard and lock up garage.



3/39 Banksia Grove, Tullamarine 3043 (REI/VG) 2 Bed 1 Bath 1 Car Price: \$421,000 Method: Private Sale Date: 22/03/2019 Property Type: Villa Agent Comments: Villa unit with courtyard and lock up garage.



2/21 Banksia Grove, Tullamarine 3043 (REI) 2 Bed 1 Bath 1 Car Price: \$408,000 Method: Auction Sale Date: 04/05/2019 Property Type: Unit Agent Comments: Brick villa unit with courtyard and lock up garage

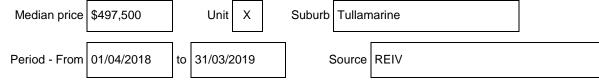
Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode 4/50-52 Broadmeadows Road, Tullamarine Vic 3043 Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Single price \$459,000 Median sale price



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
3/338 Melrose Drive, TULLAMARINE 3043	\$472,000	10/04/2019
3/39 Banksia Grove, TULLAMARINE 3043	\$421,000	22/03/2019
2/21 Banksia Grove, TULLAMARINE 3043	\$408,000	04/05/2019



This guide must not be taken as legal advice.