

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

2/23 GORDON STREET 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Tullamarine

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/27 GORDON STREET TULLAMARINE VIC 3043	\$550,000	04-Nov-24
1/14 GORDON STREET TULLAMARINE VIC 3043	\$691,000	12-Oct-24
1/23 GORDON STREET TULLAMARINE VIC 3043	\$535,000	11-Jul-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: 13 February 2025

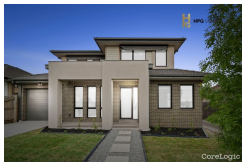


**1/27 GORDON STREET
TULLAMARINE VIC 3043**

 2  1  1

Sold Price **\$550,000** Sold Date **04-Nov-24**

Distance **0.03km**



**1/14 GORDON STREET
TULLAMARINE VIC 3043**

 2  2  2

Sold Price **\$691,000** Sold Date **12-Oct-24**

Distance **0.11km**



**1/23 GORDON STREET
TULLAMARINE VIC 3043**

 2  1  1

Sold Price **\$535,000** Sold Date **11-Jul-24**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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