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	1/27 Gordon Street, Tullamarine Vic 3043

Indicative selling price

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

Range between $550,000 & $570,000

Median sale price

Median price $562,000 Property Type Unit Suburb Tullamarine

Period - From 01/07/2024 to 30/09/2024 Source REIV

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 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
1	3/58 Mcintosh St AIRPORT WEST 3042	$586,000	09/09/2024
2	1/23 Gordon St TULLAMARINE 3043	$535,000	22/07/2024
3	2/34-36 Vaucluse Av GLADSTONE PARK 3043	$570,000	14/06/2024

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 six months.~~

This Statement of Information was prepared on: 16/10/2024 08:58

1/27 Gordon Street, Tullamarine Vic 3043

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2 1 1

Property Type: Townhouse (Single)

Indicative Selling Price
$550,000 - $570,000
Median Unit Price
September quarter 2024: $562,000

Agent Comments

2 bedroom, 1 bathroom modern townhouse with street frontage.

Comparable Properties



3/58 Mcintosh St AIRPORT WEST 3042 (REI)

2 1 1

Price: $586,000
Method: Sold Before Auction
Date: 09/09/2024
Property Type: Unit

Agent Comments

2 bedroom, 1 bathroom property with a single car garage on a block of 4. Superior location. Inferior building age (property is older).



1/23 Gordon St TULLAMARINE 3043 (REI/VG)

2 1 1

Price: $535,000
Method: Private Sale
Date: 22/07/2024
Property Type: House

Agent Comments

Similar 2 bedroom, 1 bathroom townhouse in the same location. Inferior outdoor area- lack of decking



2/34-36 Vaucluse Av GLADSTONE PARK 3043 (REI)

2 1 1

Price: $570,000
Method: Sold Before Auction
Date: 14/06/2024
Property Type: Townhouse (Res)

Agent Comments

2 bedroom, 1 bathroom townhouse with a single car garage. Inferior location. Inferior building age (property is older). Superior size of property.

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