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	19/112A MICKLEHAM ROAD 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	$410,000	&	$451,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Tullamarine
Period-from	01 Mar 2024	to	28 Feb 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
1/3-5 SPRING STREET TULLAMARINE VIC 3043	$420,000	30-Sep-24
10A WARWICK PLACE TULLAMARINE VIC 3043	$560,000	26-Oct-24
2/27 TURNER STREET WESTMEADOWS VIC 3049	$450,000	01-Mar-25

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: 17 March 2025

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1/3-5 SPRING STREET TULLAMARINE VIC 3043

2 1 1

Sold Price **$420,000** Sold Date **30-Sep-24**

Distance **0.98km**



10A WARWICK PLACE TULLAMARINE VIC 3043

2 1 1

Sold Price **$560,000** Sold Date **26-Oct-24**

Distance **1.3km**



2/27 TURNER STREET WESTMEADOWS VIC 3049

2 1 1

Sold Price RS **$450,000** Sold Date **01-Mar-25**

Distance **2.17km**

RS = Recent sale **UN** = Undisclosed Sale

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