

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

2/5 BROADMEADOWS 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)
range

Single Price

\$500,000

\$520,000

or

Median sale price

(*Delete house or unit as
applicable)

\$539,500

Property type

Unit

Suburb

Tullamarine

Median Price

Period-from

01 Nov 2021

to

31 Oct 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

1/20 BROADMEADOWS ROAD TULLAMARINE VIC 3043	\$515,000	27-Oct-22
2/11 BROADMEADOWS ROAD TUI-LAMARINE VIC 3043	\$610,000	29-Aug-22
3/22 BROADMEADOWS ROAD TULLAMARINE VIC 3043	\$600,000	16-Dec-21

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: 28 November 2022

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CONSUMER