

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

2/8 WARATAH AVENUE 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Other

Suburb

Tullamarine

Period-from

01 Jun 2023

to

31 May 2024

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

4/23 BROADMEADOWS ROAD TULLAMARINE VIC 3043	\$340,000	13-Feb-24
8/103-105 MICKLEHAM ROAD TULLAMARINE VIC 3043	\$357,500	14-Jan-24
3/17 WARATAH AVENUE TULLAMARINE VIC 3043	\$390,000	19-Mar-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: 28 June 2024



**4/23 BROADMEADOWS ROAD
TULLAMARINE VIC 3043**

 2
  1
  1

Sold Price **\$340,000** Sold Date **13-Feb-24**

Distance **0.47km**



**8/103-105 MICKLEHAM ROAD
TULLAMARINE VIC 3043**

 2
  1
  1

Sold Price **\$357,500** Sold Date **14-Jan-24**

Distance **1.25km**



**3/17 WARATAH AVENUE
TULLAMARINE VIC 3043**

 2
  1
  1

Sold Price ^{RS} **\$390,000** Sold Date **19-Mar-24**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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