

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

2/91-93 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

\$519,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,500

Property type

Unit

Suburb

Tullamarine

Period-from

01 May 2021

to

30 Apr 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

2/103-105 MICKLEHAM ROAD TULLAMARINE VIC 3043	\$455,000	09-Feb-22
6/107-109 MICKLEHAM ROAD TULLAMARINE VIC 3043	\$540,000	30-Apr-22
5/216 MELROSE DRIVE TULLAMARINE VIC 3043	\$515,000	26-Jun-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: 19 May 2022



Gladstone Park

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**2/103-105 MICKLEHAM ROAD
TULLAMARINE VIC 3043**

2 1 1

Sold Price **\$455,000** Sold Date **09-Feb-22**

Distance **0.09km**



**6/107-109 MICKLEHAM ROAD
TULLAMARINE VIC 3043**

3 1 1

Sold Price ^{RS} **\$540,000** Sold Date **30-Apr-22**

Distance **0.13km**



**5/216 MELROSE DRIVE
TULLAMARINE VIC 3043**

2 1 1

Sold Price **\$515,000** Sold Date **26-Jun-21**

Distance **0.15km**



**14/112A MICKLEHAM ROAD
TULLAMARINE VIC 3043**

2 1 2

Sold Price Sold Date **09-Apr-22**

Distance **0.17km**



**3/228 MELROSE DRIVE
TULLAMARINE VIC 3043**

2 2 1

Sold Price ^{RS} **\$505,000** Sold Date **20-Apr-22**

Distance **0.19km**



**17/112A MICKLEHAM ROAD
TULLAMARINE VIC 3043**

3 2 1

Sold Price **\$530,000** Sold Date **22-Sep-21**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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**4/2-4 CATHERINE AVENUE
TULLAMARINE VIC 3043**

3 1 1

Sold Price **\$602,000** Sold Date **27-May-21**

Distance **0.21km**

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

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