

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

17/112A 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Aug 2020

to

31 Jul 2021

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

4/43 Banksia Grove Tullamarine VIC 3043	\$497,500	13-Nov-18
13/103-105 Mickleham Road Tullamarine VIC 3043	\$480,000	16-Jun-21
2A Londrew Court Tullamarine VIC 3043	\$618,000	08-May-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: 04 August 2021



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4/43 Banksia Grove Tullamarine VIC 3043

3 1 1

Sold Price **\$497,500** Sold Date **13-Nov-18**

Distance **0.87km**



13/103-105 Mickleham Road Tullamarine VIC 3043

3 1 2

Sold Price ^{RS} **\$480,000** Sold Date **16-Jun-21**

Distance **0.29km**



2A Londrew Court Tullamarine VIC 3043

3 2 1

Sold Price ^{RS} **\$618,000** Sold Date **08-May-21**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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