

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

75 LACKENHEATH DRIVE 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

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

13 FINNINGLEY DRIVE TULLAMARINE VIC 3043	\$740,000	14-Jan-22
43 BROADMEADOWS ROAD TULLAMARINE VIC 3043	\$725,000	14-Dec-21
23 CHRISTOPHER CRESCENT TULLAMARINE VIC 3043	\$760,000	19-Mar-22

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: 20 May 2022



Gladstone Park

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**13 FINNINGLEY DRIVE
TULLAMARINE VIC 3043**

3 1 1

Sold Price **\$740,000** Sold Date **14-Jan-22**

Distance **0.15km**



**43 BROADMEADOWS ROAD
TULLAMARINE VIC 3043**

3 1 1

Sold Price **\$725,000** Sold Date **14-Dec-21**

Distance **0.71km**



**23 CHRISTOPHER CRESCENT
TULLAMARINE VIC 3043**

3 1 1

Sold Price ^{RS} **\$760,000** Sold Date **19-Mar-22**

Distance **0.78km**



**10 JILLIAN STREET TULLAMARINE
VIC 3043**

3 1 1

Sold Price **\$745,000** Sold Date **24-Nov-21**

Distance **1.08km**



**21 CAROL GROVE TULLAMARINE
VIC 3043**

3 1 1

Sold Price **\$770,000** Sold Date **04-Mar-22**

Distance **1.07km**



**16 THERESA STREET
TULLAMARINE VIC 3043**

3 1 1

Sold Price **\$780,000** Sold Date **13-Nov-21**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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