

## 4/50-52 Broadmeadows Road, Tullamarine Vic 3043



**2 Bed 1 Bath 1 Car**

**Property Type:** Unit

**Indicative Selling Price**

\$459,000

**Median Unit Price**

Year ending March 2019: \$497,500

**Agent Comments:** Brick unit in a boutique block of only 7, with private courtyard and secure lock up garage.

## Comparable Properties



**3/338 Melrose Drive, Tullamarine 3043 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$472,000

**Method:** Private Sale

**Date:** 10/04/2019

**Property Type:** Villa

**Agent Comments:** Modern brick villa unit with courtyard and lock up garage.



**3/39 Banksia Grove, Tullamarine 3043 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$421,000

**Method:** Private Sale

**Date:** 22/03/2019

**Property Type:** Villa

**Agent Comments:** Villa unit with courtyard and lock up garage.



**2/21 Banksia Grove, Tullamarine 3043 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$408,000

**Method:** Auction Sale

**Date:** 04/05/2019

**Property Type:** Unit

**Agent Comments:** Brick villa unit with courtyard and lock up garage

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

4/50-52 Broadmeadows Road, Tullamarine Vic 3043
---

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$459,000
-----------

#### Median sale price

Median price

\$497,500
-----------

Unit

X
---

Suburb

Tullamarine
-------------

Period - From

01/04/2018
------------

 to 

31/03/2019
------------

Source

REIV
------

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3/338 Melrose Drive, TULLAMARINE 3043	\$472,000	10/04/2019
3/39 Banksia Grove, TULLAMARINE 3043	\$421,000	22/03/2019
2/21 Banksia Grove, TULLAMARINE 3043	\$408,000	04/05/2019