

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

3/6 Rupert Court Broadmeadows VIC 3047

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

\$410,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$574,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Oct 2020

to

30 Sep 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

2/19 Lahinch Street Broadmeadows VIC 3047	\$440,000	14-Sep-21
1/30 Graham Street Broadmeadows VIC 3047	\$416,000	11-Aug-21
1/378 Camp Road Broadmeadows VIC 3047	\$410,000	16-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: 28 October 2021



**2/19 Lahinch Street Broadmeadows
VIC 3047**

 2  1  1

Sold Price ^{RS} **\$440,000** ^{UN} Sold Date **14-Sep-21**

Distance **0.13km**



**1/30 Graham Street Broadmeadows
VIC 3047**

 2  1  1

Sold Price **\$416,000** Sold Date **11-Aug-21**

Distance **0.52km**



**1/378 Camp Road Broadmeadows
VIC 3047**

 3  1  1

Sold Price **\$410,000** Sold Date **16-Jun-21**

Distance **0.73km**

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

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