

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

2/54 Meredith Street 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jul 2020

to

30 Jun 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

2/10 Meredith Street Broadmeadows VIC 3047	\$420,000	30-Jan-21
1/2 Rupert Court Broadmeadows VIC 3047	\$420,000	23-Feb-19
1/26 Osway Street Broadmeadows VIC 3047	\$400,000	21-Nov-18

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: 07 July 2021



**2/10 Meredith Street
Broadmeadows VIC 3047**

 3  1  1

Sold Price **\$420,000** Sold Date **30-Jan-21**

Distance **0.35km**

BOOK INSPECTION NOW!

To inspect this property, please click "Book Inspection" to register for a time that suits you. If you are registered, we can inform you of any changes or advise you if the property is leased so please register either way.

Saturday open times are advertised from Tuesday afternoon's.



**1/2 Rupert Court Broadmeadows
VIC 3047**

 3  1  2

Sold Price

Sold Date **23-Feb-19**

Distance **0.55km**



**1/26 Osway Street Broadmeadows
VIC 3047**

 3  1  1

Sold Price

\$400,000 Sold Date **21-Nov-18**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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