

## 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

2/69 Walsh Street Broadmeadows VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Feb 2021

to

31 Jan 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

2/19 Gibson Street Broadmeadows VIC 3047	\$440,000	30-Nov-21
2/350 Camp Road Broadmeadows VIC 3047	\$425,000	19-Sep-21
1/5 Fidge Court Jacana VIC 3047	\$480,000	02-Dec-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: 21 February 2022



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

 2  1  1

Sold Price

**\$440,000**

Sold Date

**30-Nov-21**

Distance

**0.41km**



**2/350 Camp Road Broadmeadows VIC 3047**

 2  2  1

Sold Price

**\$425,000**

Sold Date

**19-Sep-21**

Distance

**0.5km**



**1/5 Fidge Court Jacana VIC 3047**

 3  1  2

Sold Price

**\$480,000**

Sold Date

**02-Dec-21**

Distance

**0.98km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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