

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 2/25 Ortolan Avenue, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$425,000 & \$465,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Broadmeadows

Period - From 01/04/2024 to 30/06/2024 Source REIV

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 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
1	3/15 Colin Ct BROADMEADOWS 3047	\$470,000	22/06/2024
2	2/3 Tyabb Ct BROADMEADOWS 3047	\$420,000	13/05/2024
3	3/3 Tyabb Ct BROADMEADOWS 3047	\$445,000	20/04/2024

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 six months.~~

This Statement of Information was prepared on: 09/10/2024 12:44



Rooms: 4
Property Type: Unit
Land Size: 172 sqm approx
Agent Comments

Indicative Selling Price

\$425,000 - \$465,000

Median Unit Price

June quarter 2024: \$470,000

Comparable Properties



3/15 Colin Ct BROADMEADOWS 3047 (REI)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 22/06/2024
Property Type: Townhouse (Res)



2/3 Tyabb Ct BROADMEADOWS 3047 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 13/05/2024
Property Type: Townhouse (Res)



3/3 Tyabb Ct BROADMEADOWS 3047 (REI)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 20/04/2024
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 146 sqm approx