## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	2/25 Ortolan Avenue, Broadmeadows Vic 3047
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$425,000 & \$465,000	Range between	\$425,000	&	\$465,000
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### Median sale price

Median price	\$470,000	Pro	perty 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

Add	dress 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 comparableproperties 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





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> **Indicative Selling Price** \$425,000 - \$465,000 **Median Unit Price** June quarter 2024: \$470,000



Rooms: 4

Property Type: Unit

Land Size: 172 sqm approx

**Agent Comments** 

# Comparable Properties



3/15 Colin Ct BROADMEADOWS 3047 (REI)





Price: \$470,000 Method: Private Sale Date: 22/06/2024

Property Type: Townhouse (Res)

**Agent Comments** 



2/3 Tyabb Ct BROADMEADOWS 3047 (REI)







Price: \$420,000 Method: Private Sale Date: 13/05/2024

Property Type: Townhouse (Res)

Agent Comments



3/3 Tyabb Ct BROADMEADOWS 3047 (REI)

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Price: \$445.000 Method: Private Sale Date: 20/04/2024

Rooms: 4

Property Type: Townhouse (Res) Land Size: 146 sqm approx

Agent Comments

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938





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