

# 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

4/14-18 Holberry 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)

Range between \$550,000 & \$590,000

### Median sale price

Median price \$494,500 Property Type Unit Suburb Broadmeadows

Period - From 01/04/2022 to 30/06/2022 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	4/1 Meredith St BROADMEADOWS 3047	\$595,000	17/03/2022
2	3/23 Stevenson St BROADMEADOWS 3047	\$590,000	29/03/2022
3	1/3 Wedding Ct BROADMEADOWS 3047	\$562,500	06/05/2022

**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:

16/08/2022 11:14

4/14-18 Holberry Street, Broadmeadows Vic 3047

**Stockdale  
& Leggo**

Daniel Imbesi

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**Indicative Selling Price**

\$550,000 - \$590,000

**Median Unit Price**

June quarter 2022: \$494,500



3 2 2

**Rooms:** 5

**Property Type:** Townhouse

**Land Size:** 182 sqm approx

Agent Comments

## Comparable Properties



**4/1 Meredith St BROADMEADOWS 3047 (REI)** Agent Comments

3 3 2

**Price:** \$595,000

**Method:** Private Sale

**Date:** 17/03/2022

**Property Type:** Townhouse (Single)



**3/23 Stevenson St BROADMEADOWS 3047 (REI)** Agent Comments

3 2 1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 29/03/2022

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 166 sqm approx



**1/3 Wedding Ct BROADMEADOWS 3047 (REI)** Agent Comments

3 2 2

**Price:** \$562,500

**Method:** Sold Before Auction

**Date:** 06/05/2022

**Property Type:** Townhouse (Res)

**Land Size:** 156 sqm approx

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



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