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	4/14-18 Holberry Street, Broadmeadows Vic 3047
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$494,500	Pro	perty Type U	nit		Suburb	Broadmeadows
Period - From	01/04/2022	to	30/06/2022	So	ource	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

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 comparableproperties 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





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> **Indicative Selling Price** \$550,000 - \$590,000 **Median Unit Price** June quarter 2022: \$494,500

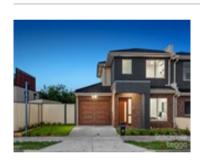


Rooms: 5

Property Type: Townhouse Land Size: 182 sqm approx

Agent Comments

Comparable Properties



4/1 Meredith St BROADMEADOWS 3047 (REI)

Agent Comments

Agent Comments

Property Type: Townhouse (Single)

Price: \$595,000 Method: Private Sale Date: 17/03/2022



(REI)

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Price: \$590,000 Method: Private Sale Date: 29/03/2022 Rooms: 5

Property Type: Townhouse (Res) Land Size: 166 sqm approx

3/23 Stevenson St BROADMEADOWS 3047 Agent Comments



1/3 Wedding Ct BROADMEADOWS 3047 (REI)

--3

Method: Sold Before Auction

Date: 06/05/2022

Price: \$562,500

Property Type: Townhouse (Res) Land Size: 156 sqm approx

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