Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	24 Meredith 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	&	\$605,000
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Median sale price

Median price	\$591,000	Pro	perty Type	House		Suburb	Broadmeadows
Period - From	01/10/2024	to	31/12/2024		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	86 Cuthbert St BROADMEADOWS 3047	\$600,000	02/12/2024
2	42 Gerbert St BROADMEADOWS 3047	\$555,000	14/11/2024
3	9 Cohuna St BROADMEADOWS 3047	\$590,000	07/11/2024

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:	03/02/2025 15:43





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Indicative Selling Price \$550,000 - \$605,000 **Median House Price** December quarter 2024: \$591,000



Rooms: 5

Property Type: House Land Size: 697 sqm approx

Agent Comments

Comparable Properties



86 Cuthbert St BROADMEADOWS 3047 (REI)

Agent Comments

Price: \$600,000 Method: Private Sale Date: 02/12/2024

Property Type: House (Res) Land Size: 619 sqm approx



42 Gerbert St BROADMEADOWS 3047 (REI)

Agent Comments

Price: \$555,000 Method: Private Sale Date: 14/11/2024

Property Type: House (Res) Land Size: 647 sqm approx



9 Cohuna St BROADMEADOWS 3047 (REI)

Price: \$590,000 Method: Private Sale Date: 07/11/2024 Property Type: House Land Size: 653 sqm approx **Agent Comments**

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





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