

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 24 Meredith Street, Broadmeadows Vic 3047

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price \$591,000 Property 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	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 comparable properties 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



Rooms: 5

Property Type: House

Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$605,000

Median House Price

December quarter 2024: \$591,000

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)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 07/11/2024

Property Type: House

Land Size: 653 sqm approx

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