

## 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

2/13 BLAIR STREET BROADMEADOWS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Other

Suburb

Broadmeadows

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

1/11 SMILEY ROAD BROADMEADOWS VIC 3047	\$490,000	13-Apr-23
1/19 LAHINCH STREET BROADMEADOWS VIC 3047	\$510,000	31-May-23
3/9 ROMSEY CRESCENT DALLAS VIC 3047	\$502,500	23-Aug-23

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 6 months.

This Statement of Information was prepared on: 02 October 2023


**1/11 SMILEY ROAD  
BROADMEADOWS VIC 3047**
 3  2  1

Sold Price **\$490,000** Sold Date **13-Apr-23**

Distance **0.82km**

**1/19 LAHINCH STREET  
BROADMEADOWS VIC 3047**
 3  1  1

Sold Price <sup>RS</sup> **\$510,000** Sold Date **31-May-23**

Distance **0.98km**

**3/9 ROMSEY CRESCENT DALLAS  
VIC 3047**
 3  2  1

Sold Price <sup>RS</sup> **\$502,500** Sold Date **23-Aug-23**

Distance **1.34km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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