

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

1/44 Blair Street Broadmeadows VIC 3047

Indicative selling price

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

Single Price

or range
between

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$391,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 May 2019

to

30 Apr 2020

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

2/314 Camp Road Broadmeadows VIC 3047	\$390,000	25-Feb-20
1/5 Cooper Street Broadmeadows VIC 3047	\$405,000	14-Dec-19
2/15 Meredith Street Broadmeadows VIC 3047	\$417,000	09-Dec-19

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: 13 May 2020


**2/314 Camp Road Broadmeadows
VIC 3047**
 3  2  1

Sold Price

\$390,000

Sold Date

25-Feb-20

Distance

0.58km

**1/5 Cooper Street Broadmeadows
VIC 3047**
 3  2  2

Sold Price

\$405,000

Sold Date

14-Dec-19

Distance

0.84km

**2/15 Meredith Street
Broadmeadows VIC 3047**
 2  2  1

Sold Price

\$417,000

Sold Date

09-Dec-19

Distance

1.03km
RS = Recent sale

UN = Undisclosed Sale

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