

## 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

2/203 Widford Street Broadmeadows VIC 3047

### Indicative selling price

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

Single Price

or range  
between

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Nov 2020

to

31 Oct 2021

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

4/203 Widford Street Broadmeadows VIC 3047	\$400,000	19-Oct-21
6/203 Widford Street Broadmeadows VIC 3047	\$390,000	19-Jun-21
2/54 Meredith Street Broadmeadows VIC 3047	\$430,000	30-Jul-21

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: 30 November 2021



**4/203 Widford Street  
Broadmeadows VIC 3047**

 2  1  1

Sold Price **\$400,000** Sold Date **19-Oct-21**

Distance **0.02km**



**6/203 Widford Street  
Broadmeadows VIC 3047**

 1  2  1

Sold Price **\$390,000** Sold Date **19-Jun-21**

Distance **0.02km**



**2/54 Meredith Street  
Broadmeadows VIC 3047**

 3  1  1

Sold Price **\$430,000** Sold Date **30-Jul-21**

Distance **0.15km**



**2/10 Meredith Street  
Broadmeadows VIC 3047**

 3  1  1

Sold Price **\$420,000** Sold Date **30-Jan-21**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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