

## 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

3/5 Metelman Court 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

\$395,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,250

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jan 2021

to

31 Dec 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

2/19 Lahinch Street Broadmeadows VIC 3047	\$440,000	08-Sep-21
2/152 Widford Street Broadmeadows VIC 3047	\$408,000	13-Dec-21
2/56-58 Walsh Street Broadmeadows VIC 3047	\$400,000	21-Sep-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: 05 January 2022



**2/19 Lahinch Street Broadmeadows VIC 3047** Sold Price **\$440,000** Sold Date **08-Sep-21**

 2  1  1

Distance **0.88km**



**2/152 Widford Street Broadmeadows VIC 3047** Sold Price <sup>RS</sup> **\$408,000** Sold Date **13-Dec-21**

 2  1  1

Distance **0.67km**



**2/56-58 Walsh Street Broadmeadows VIC 3047** Sold Price **\$400,000** Sold Date **21-Sep-21**

 2  1  1

Distance **0.93km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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