

## 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

2/112 RIPPLEBROOK DRIVE 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

\$495,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Feb 2023

to

31 Jan 2024

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

|   |           |           |
|---|-----------|-----------|
| 3/112 RIPPLEBROOK DRIVE BROADMEADOWS VIC 3047 | \$511,111 | 04-Dec-23 |
| 1/136 KITCHENER STREET BROADMEADOWS VIC 3047  | \$510,000 | 24-May-23 |
| 5A EMU PARADE JACANA VIC 3047                 | \$515,000 | 08-Jul-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: 15 February 2024



**3/112 RIPPLEBROOK DRIVE  
BROADMEADOWS VIC 3047**

 2  2  1

Sold Price

**\$511,111**

Sold Date **04-Dec-23**

Distance

**0.01km**



**1/136 KITCHENER STREET  
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price

**\$510,000**

Sold Date **24-May-23**

Distance

**1.09km**



**5A EMU PARADE JACANA VIC  
3047**

 2  1  1

Sold Price

**\$515,000**

Sold Date **08-Jul-23**

Distance

**1.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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