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

2/6 Rupert Court, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$420,000		&		\$440,000				
Median sale price									
Median price	\$447,500	Pro	operty Type	Unit			Suburb	Broadmeadows	
Period - From	01/10/2020	to	31/12/2020		So	urce	REIV		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1 Cooper St BROADMEADOWS 3047	\$445,000	10/10/2020
2	2/8 Fidge Ct JACANA 3047	\$430,000	28/11/2020
3	2/20-22 Nicholas St BROADMEADOWS 3047	\$420,500	28/01/2021

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 six months.

This Statement of Information was prepared on:

24/02/2021 14:44









Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$420,000 - \$440,000 Median Unit Price December quarter 2020: \$447,500

Comparable Properties

1 Cooper St BROADMEADOWS 3047 (REI) 2 2 2 2 2 Price: \$445,000 Method: Private Sale Date: 10/10/2020 Rooms: 6 Property Type: Townhouse (Res) Land Size: 139 sqm approx	Agent Comments
2/8 Fidge Ct JACANA 3047 (REI) 2 2 2 1 Price: \$430,000 Method: Private Sale Date: 28/11/2020 Rooms: 5 Property Type: Townhouse (Res)	Agent Comments
2/20-22 Nicholas St BROADMEADOWS 3047 (REI) 2 1 1 1 Price: \$420,500 Method: Private Sale Date: 28/01/2021 Rooms: 5 Property Type: Townhouse (Res) Land Size: 173 sqm approx	Agent Comments

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.