

## 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

9A Trethowan 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

\$465,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$397,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Nov 2019

to

31 Oct 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1/56-58 Walsh Street Broadmeadows VIC 3047 | \$550,000 | 29-Feb-20 |
| 3/25 Meredith Street Broadmeadows VIC 3047 | \$518,000 | 01-Apr-20 |
| 20 Holberry Street Broadmeadows VIC 3047   | \$462,500 | 29-Oct-20 |

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: 16 November 2020



**1/56-58 Walsh Street  
Broadmeadows VIC 3047**

 3  2  2

Sold Price **\$550,000** Sold Date **29-Feb-20**

Distance **0.95km**



**3/25 Meredith Street  
Broadmeadows VIC 3047**

 3  2  2

Sold Price **\$518,000** Sold Date **01-Apr-20**

Distance **0.79km**



**20 Holberry Street Broadmeadows  
VIC 3047**

 2  2  1

Sold Price <sup>RS</sup> **\$462,500** Sold Date **29-Oct-20**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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