

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

2/8 ORTOLAN AVENUE BROADMEADOWS VIC 3047

Indicative selling price

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

Single Price

or range
between

\$450,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,500

Property type

House

Suburb

Broadmeadows

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|---|-----------|-----------|
| 4/1 MARLO COURT BROADMEADOWS VIC 3047 | \$500,000 | 04-Nov-24 |
| 1/3 KORONG COURT BROADMEADOWS VIC 3047 | \$482,500 | 01-Oct-24 |
| 1 CUTHBERT STREET BROADMEADOWS VIC 3047 | \$460,000 | 25-Sep-24 |

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 February 2025



**4/1 MARLO COURT
BROADMEADOWS VIC 3047**

 3  1  1

Sold Price **\$500,000** Sold Date **04-Nov-24**

Distance **0.59km**



**1/3 KORONG COURT
BROADMEADOWS VIC 3047**

 3  1  1

Sold Price **\$482,500** Sold Date **01-Oct-24**

Distance **0.61km**



**1 CUTHBERT STREET
BROADMEADOWS VIC 3047**

 3  2  1

Sold Price **\$460,000** Sold Date **25-Sep-24**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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