

## 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

130 Ripplebrook Drive 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

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 84 Ripplebrook Drive Broadmeadows VIC 3047  | \$623,500 | 05-Feb-22 |
| 132 Ripplebrook Drive Broadmeadows VIC 3047 | \$680,000 | 12-Feb-22 |
| 11 Timboon Crescent Broadmeadows VIC 3047   | \$640,000 | 07-Oct-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: 07 March 2022



**84 Ripplebrook Drive  
Broadmeadows VIC 3047**

 3  1  2

Sold Price

<sup>RS</sup> **\$623,500** Sold Date **05-Feb-22**

Distance **0.45km**



**132 Ripplebrook Drive  
Broadmeadows VIC 3047**

 3  1  2

Sold Price

<sup>RS</sup> **\$680,000** Sold Date **12-Feb-22**

Distance **0.02km**



**11 Timboon Crescent  
Broadmeadows VIC 3047**

 3  1  2

Sold Price

**\$640,000** Sold Date **07-Oct-21**

Distance **0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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