

## 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

15 WHARTON AVENUE 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

\$450,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Broadmeadows

Period-from

01 May 2022

to

30 Apr 2023

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

111 DALLAS DRIVE DALLAS VIC 3047	\$435,000	25-Mar-23
231 WIDFORD STREET BROADMEADOWS VIC 3047	\$550,000	09-May-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: 29 May 2023



**111 DALLAS DRIVE DALLAS VIC 3047**

 3  1  1

Sold Price

<sup>RS</sup> **\$435,000** Sold Date **25-Mar-23**

Distance **0.94km**



**231 WIDFORD STREET  
BROADMEADOWS VIC 3047**

 3  1  1

Sold Price

<sup>RS</sup> **\$550,000** Sold Date **09-May-23**

Distance **2.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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