

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

4/34 Nepean Street 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jul 2020

to

30 Jun 2021

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

3/41 Holberry Street Broadmeadows VIC 3047	\$390,000	20-May-21
1/10 Meredith Street Broadmeadows VIC 3047	\$390,000	18-May-21
2/8 Jensen Road Broadmeadows VIC 3047	\$390,000	01-May-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 July 2021



**3/41 Holberry Street
Broadmeadows VIC 3047**

 3  1  2

Sold Price **\$390,000** Sold Date **20-May-21**

Distance **0.17km**



**1/10 Meredith Street
Broadmeadows VIC 3047**

 2  1  1

Sold Price ^{RS} **\$390,000** Sold Date **18-May-21**

Distance **0.41km**



**2/8 Jensen Road Broadmeadows
VIC 3047**

 2  1  1

Sold Price **\$390,000** Sold Date **01-May-21**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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