

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

3/20 Holberry 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

\$450,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$554,750

Property type

Other

Suburb

Broadmeadows

Period-from

01 Oct 2019

to

30 Sep 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

2/14 Marong Court Broadmeadows VIC 3047	\$515,000	02-Jul-20
1 Cooper Street Broadmeadows VIC 3047	\$445,000	06-Jul-20
3/13 Dunn Street Broadmeadows VIC 3047	\$430,000	07-Mar-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: 15 October 2020



2/14 Marong Court Broadmeadows VIC 3047

Sold Price

\$515,000

Sold Date

02-Jul-20

 3  2  1

Distance

1.05km



1 Cooper Street Broadmeadows VIC 3047

Sold Price

^{RS} **\$445,000**

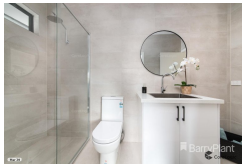
Sold Date

06-Jul-20

 2  2  1

Distance

0.16km



3/13 Dunn Street Broadmeadows VIC 3047

Sold Price

\$430,000

Sold Date

07-Mar-20

 2  1  1

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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