

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

18 Stanhope Street, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$590,000

 &

\$610,000

Median sale price

Median price

\$587,500

 Property Type

House

 Suburb

Broadmeadows

Period - From

01/04/2023

 to

30/06/2023

 Source

REIV

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 six 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
1	9 Seymour St BROADMEADOWS 3047	\$615,000	20/05/2023
2	66 Waranga Cr BROADMEADOWS 3047	\$590,000	12/08/2023
3	5 Rodney Ct BROADMEADOWS 3047	\$585,000	23/08/2023

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 six months.~~

This Statement of Information was prepared on:

20/09/2023 16:45



Rooms: 5

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Comparable Properties

9 Seymour St BROADMEADOWS 3047 (REI)

Agent Comments



Price: \$615,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)



66 Waranga Cr BROADMEADOWS 3047 (REI)

Agent Comments



Price: \$590,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 636 sqm approx



5 Rodney Ct BROADMEADOWS 3047 (REI)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 23/08/2023

Rooms: 5

Property Type: House (Res)

Land Size: 665 sqm approx