

# 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

2/1 Meredith Street, Broadmeadows Vic 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$490,000

### Median sale price

Median price \$540,000 Property Type Unit Suburb Broadmeadows

Period - From 01/10/2021 to 31/12/2021 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	130 Kitchener St BROADMEADOWS 3047	\$495,000	25/09/2021
2	3/55 Graham St BROADMEADOWS 3047	\$478,000	23/02/2022
3	1/319 Camp Rd BROADMEADOWS 3047	\$466,000	15/09/2021

**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: 03/03/2022 15:17

2/1 Meredith Street, Broadmeadows Vic 3047

**Stockdale  
& Leggo**

Daniel Imbesi

9306 0422

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**Indicative Selling Price**

\$470,000 - \$490,000

**Median Unit Price**

December quarter 2021: \$540,000



2 2 1

**Rooms:** 3

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**130 Kitchener St BROADMEADOWS 3047 (REI)** Agent Comments

2 1 1

**Price:** \$495,000

**Method:** Private Sale

**Date:** 25/09/2021

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 184 sqm approx



**3/55 Graham St BROADMEADOWS 3047 (REI)** Agent Comments

2 1 1

**Price:** \$478,000

**Method:** Private Sale

**Date:** 23/02/2022

**Property Type:** Unit



**1/319 Camp Rd BROADMEADOWS 3047 (REI)** Agent Comments

2 1 1

**Price:** \$466,000

**Method:** Private Sale

**Date:** 15/09/2021

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Account** - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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