

## 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

80 Gosford Crescent Broadmeadows VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Other

Suburb

Broadmeadows

Period-from

01 Oct 2020

to

30 Sep 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

1/36 Congram Street Broadmeadows VIC 3047	\$505,000	21-Sep-21
7 Dacelo Avenue Broadmeadows VIC 3047	\$550,000	17-Jul-21
1/6 Dunn Street Broadmeadows VIC 3047	\$510,000	08-Jul-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: 06 October 2021

 <div> <b>Inspections</b> <ul style="list-style-type: none"> <li>By appointment only</li> <li>Attendees must be from the same household</li> <li>All attendees MUST check in using QR code provided</li> </ul> <p>COVID-19 RESTRICTIONS FROM 18:00PM FRIDAY 27TH SEPTEMBER</p> </div>	<b>1/36 Congram Street Broadmeadows VIC 3047</b>	Sold Price	<sup>RS</sup> <b>\$505,000</b>	Sold Date	<b>21-Sep-21</b>
	 3  3  1			Distance	<b>0.97km</b>
 <div> <b>HOW YOU CAN INSPECT THIS HOME?</b> <p>ALL BUYERS MUST PRE-REGISTER for the inspection viewing times by clicking <b>CLICKING THE REQUEST INSPECTION</b> button</p> <p><b>Request / Book Inspection</b></p> </div> <p><small>SOCIAL DISTANCING REQUIREMENTS STILL APPLY</small> <small>GLOVES AND JOE SANITIZER WILL BE PROVIDED PRIOR TO ENTRY</small></p>	<b>7 Dacelo Avenue Broadmeadows VIC 3047</b>	Sold Price	<sup>RS</sup> <b>\$550,000</b>	Sold Date	<b>17-Jul-21</b>
	 2  1  1			Distance	<b>0.62km</b>
	<b>1/6 Dunn Street Broadmeadows VIC 3047</b>	Sold Price	<b>\$510,000</b>	Sold Date	<b>08-Jul-21</b>
	 3  3  1			Distance	<b>1.23km</b>

RS = Recent sale      UN = Undisclosed Sale

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