

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

3/14 Martell 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jan 2020

to

31 Dec 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

4/14 Marong Court Broadmeadows VIC 3047	\$490,000	28-Nov-20
3/8 Ortolan Avenue Broadmeadows VIC 3047	\$441,000	25-Nov-20
4/15 Colin Court Broadmeadows VIC 3047	\$418,000	23-Sep-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: 19 January 2021



**4/14 Marong Court Broadmeadows
VIC 3047**

Sold Price

^{RS} **\$490,000** Sold Date **28-Nov-20**

 2  2  1

Distance **0.82km**



**3/8 Ortolan Avenue Broadmeadows
VIC 3047**

Sold Price

\$441,000 Sold Date **25-Nov-20**

 2  1  1

Distance **0.26km**



**4/15 Colin Court Broadmeadows
VIC 3047**

Sold Price

\$418,000 Sold Date **23-Sep-20**

 2  1  1

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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