

## 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

39 Stanhope 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) (\*Delete single price or range as applicable)

Single Price

\$580,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$523,000

Property type

House

Suburb

Broadmeadows

Period-from

01 May 2019

to

30 Apr 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 58 Meredith Street Broadmeadows VIC 3047 | \$582,500 | 04-May-20 |
| 51 Meredith Street Broadmeadows VIC 3047 | \$582,000 | 14-Mar-20 |
| 65 Walsh Street Broadmeadows VIC 3047    | \$615,000 | 07-Dec-19 |

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: 14 May 2020


**58 Meredith Street Broadmeadows  
VIC 3047**

Sold Price

<sup>RS</sup>
**\$582,500**

Sold Date **04-May-20**


3



1



4

Distance

**0.52km**

**51 Meredith Street Broadmeadows  
VIC 3047**

Sold Price

**\$582,000**

Sold Date **14-Mar-20**


3



2



2

Distance

**0.59km**

### Notes from your agent

Sold price is \$835/sq.m


**65 Walsh Street Broadmeadows  
VIC 3047**

Sold Price

**\$615,000**

Sold Date **07-Dec-19**


3



1



2

Distance

**0.76km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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