

## 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

4/7 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Mar 2024

to

28 Feb 2025

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

3/6 COLIN COURT BROADMEADOWS VIC 3047	\$470,000	30-Dec-24
16A ERNEST STREET BROADMEADOWS VIC 3047	\$470,000	07-Dec-24
2/34 NEPEAN STREET BROADMEADOWS VIC 3047	\$450,000	13-Dec-24

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: 18 March 2025



**3/6 COLIN COURT  
BROADMEADOWS VIC 3047**

2 2 1

Sold Price **\$470,000** Sold Date **30-Dec-24**

Distance **0.28km**



**16A ERNEST STREET  
BROADMEADOWS VIC 3047**

3 1 1

Sold Price Sold Date **07-Dec-24**

Distance **0.39km**



**2/34 NEPEAN STREET  
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$450,000** Sold Date **13-Dec-24**

Distance **0.44km**

**RS** = Recent sale **UN** = Undisclosed Sale

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