

## 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

7 HAMILTON 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

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Broadmeadows

Period-from

01 May 2022

to

30 Apr 2023

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

148 RIGGALL STREET BROADMEADOWS VIC 3047	\$500,000	01-May-23
3 HENDRICKS CRESCENT JACANA VIC 3047	\$480,000	25-Feb-23
7 TALGARNO STREET BROADMEADOWS VIC 3047	\$510,000	01-Apr-23

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: 23 May 2023



**148 RIGGALL STREET  
BROADMEADOWS VIC 3047**

 3  1  2

Sold Price <sup>RS</sup> **\$500,000** Sold Date **01-May-23**

Distance **0.13km**



**3 HENDRICKS CRESCENT JACANA  
VIC 3047**

 3  1  1

Sold Price **\$480,000** Sold Date **25-Feb-23**

Distance **1.32km**



**7 TALGARNO STREET  
BROADMEADOWS VIC 3047**

 3  1  2

Sold Price **\$510,000** Sold Date **01-Apr-23**

Distance **0.37km**

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

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