

## 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

2/47 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

\$390,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Other

Suburb

Broadmeadows

Period-from

01 Oct 2018

to

30 Sep 2019

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

4/12 Blair Street Broadmeadows VIC 3047	\$380,000	25-Jun-19
3/140 Cuthbert Street Broadmeadows VIC 3047	\$391,000	10-Jul-19
2/9 Cuthbert Street Broadmeadows VIC 3047	\$387,000	18-Sep-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: 02 October 2019



**4/12 Blair Street Broadmeadows  
VIC 3047**

 2  1  2

Sold Price **\$380,000** Sold Date **25-Jun-19**

Distance **0.44km**



**3/140 Cuthbert Street  
Broadmeadows VIC 3047**

 3  1  2

Sold Price **\$391,000** Sold Date **10-Jul-19**

Distance **0.6km**



**2/9 Cuthbert Street Broadmeadows  
VIC 3047**

 3  2  1

Sold Price <sup>RS</sup> **\$387,000** Sold Date **18-Sep-19**

Distance **0.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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