

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

1/7 Dacelo Avenue 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

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Other

Suburb

Broadmeadows

Period-from

01 Jun 2020

to

31 May 2021

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

1/172 Graham Street Broadmeadows VIC 3047	\$495,000	01-Apr-21
2/39 Graham Street Broadmeadows VIC 3047	\$485,000	04-Mar-21
1/1 Meredith Street Broadmeadows VIC 3047	\$552,500	29-Dec-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 June 2021



**1/172 Graham Street
Broadmeadows VIC 3047**

 3  1  1

Sold Price **\$495,000** Sold Date **01-Apr-21**

Distance **0.49km**



**2/39 Graham Street Broadmeadows
VIC 3047**

 3  2  1

Sold Price ^{RS} **\$485,000** Sold Date **04-Mar-21**

Distance **0.86km**



**1/1 Meredith Street
Broadmeadows VIC 3047**

 3  2  2

Sold Price ^{RS} **\$552,500** ^{UN} Sold Date **29-Dec-20**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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