

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

2/5 Metelman Court 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Other

Suburb

Broadmeadows

Period-from

01 Jan 2020

to

31 Dec 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

| | | |
|--|-----------|-----------|
| 1 Cooper Street Broadmeadows VIC 3047 | \$445,000 | 10-Oct-20 |
| 3/8 Ortolan Avenue Broadmeadows VIC 3047 | \$441,000 | 25-Nov-20 |
| 13/213-215 Camp Road Broadmeadows VIC 3047 | \$380,000 | 26-Nov-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: 13 January 2021



1 Cooper Street Broadmeadows VIC 3047 Sold Price **\$445,000** Sold Date **10-Oct-20**

 2  2  1

Distance **0.31km**



3/8 Ortolan Avenue Broadmeadows VIC 3047 Sold Price **\$441,000** Sold Date **25-Nov-20**

 2  1  1

Distance **1.06km**



13/213-215 Camp Road Broadmeadows VIC 3047 Sold Price ^{RS} **\$380,000** Sold Date **26-Nov-20**

 2  1  1

Distance **0.52km**

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

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