

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

2/9 Bicknell 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

\$410,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Other

Suburb

Broadmeadows

Period-from

01 Nov 2020

to

31 Oct 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

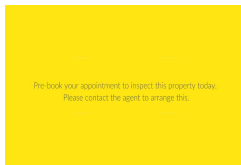
Date of sale

2/19 Lahinch Street Broadmeadows VIC 3047	\$440,000	08-Sep-21
2 Colin Court Broadmeadows VIC 3047	\$410,000	24-Sep-21
3/3 Reginald Court Broadmeadows VIC 3047	\$390,000	06-Oct-21

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: 16 November 2021



2/19 Lahinch Street Broadmeadows VIC 3047 Sold Price **\$440,000** Sold Date **08-Sep-21**

 2  1  1

Distance **0.43km**



2 Colin Court Broadmeadows VIC 3047 Sold Price ^{RS} **\$410,000** Sold Date **24-Sep-21**

 2  1  2

Distance **0.56km**



3/3 Reginald Court Broadmeadows VIC 3047 Sold Price **\$390,000** Sold Date **06-Oct-21**

 2  1  1

Distance **0.73km**

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

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