

## 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

3/7 Keith Crescent 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Feb 2021

to

31 Jan 2022

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

1/315 Camp Road Broadmeadows VIC 3047	\$525,000	07-Dec-21
1/40 Stanhope Street Broadmeadows VIC 3047	\$467,500	14-Oct-21
130A Kitchener Street Broadmeadows VIC 3047	\$515,000	16-Sep-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: 17 February 2022



**1/315 Camp Road Broadmeadows  
VIC 3047**

 3  2  2

Sold Price

<sup>RS</sup>

**\$525,000**

Sold Date

**07-Dec-21**

Distance

**0.77km**



**1/40 Stanhope Street  
Broadmeadows VIC 3047**

 3  1  2

Sold Price

**\$467,500**

Sold Date

**14-Oct-21**

Distance

**0.93km**



**130A Kitchener Street  
Broadmeadows VIC 3047**

 3  1  1

Sold Price

**\$515,000**

Sold Date

**16-Sep-21**

Distance

**1.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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