

## 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

7/14-18 Holberry 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

\$439,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Nov 2018

to

31 Oct 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

8/14-18 Holberry Street Broadmeadows VIC 3047	\$405,000	05-Oct-19
2/10 Ernest Street Broadmeadows VIC 3047	\$437,500	09-Apr-19
1/203 Widford Street Broadmeadows VIC 3047	\$410,000	10-Jul-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: 19 November 2019



**8/14-18 Holberry Street  
Broadmeadows VIC 3047**

 2  1  1

Sold Price

<sup>RS</sup> **\$405,000**

Sold Date

**05-Oct-19**

Distance

**0.01km**



**2/10 Ernest Street Broadmeadows  
VIC 3047**

 3  1  1

Sold Price

**\$437,500**

Sold Date

**09-Apr-19**

Distance

**0.18km**



**1/203 Widford Street  
Broadmeadows VIC 3047**

 3  1  1

Sold Price

**\$410,000**

Sold Date

**10-Jul-19**

Distance

**0.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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