

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

74 Dimboola Road 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Dec 2019

to

30 Nov 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

12 Timboon Crescent Broadmeadows VIC 3047	\$592,500	22-Oct-20
2 Miram Court Westmeadows VIC 3049	\$600,000	25-Oct-19
16 Hales Crescent Jacana VIC 3047	\$636,000	24-Dec-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: 14 December 2020



**12 Timboon Crescent
Broadmeadows VIC 3047**

3 1 2

Sold Price

RS

\$592,500

Sold Date

22-Oct-20

Distance

0.19km



**2 Miram Court Westmeadows VIC
3049**

3 1 2

Sold Price

\$600,000

Sold Date

25-Oct-19

Distance

0.59km



16 Hales Crescent Jacana VIC 3047

3 1 2

Sold Price

\$636,000

Sold Date

24-Dec-19

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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