

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 Holberry Street 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Oct 2020

to

30 Sep 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

9 Housden Street Broadmeadows VIC 3047	\$615,000	09-Oct-21
13 Stanhope Street Broadmeadows VIC 3047	\$570,000	22-Apr-21
52 Walsh Street Broadmeadows VIC 3047	\$575,000	13-Jun-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: 11 October 2021



9 Housden Street Broadmeadows VIC 3047

Sold Price

^{RS}

\$615,000

Sold Date

09-Oct-21

 3

 1

 2

Distance

0.08km



13 Stanhope Street Broadmeadows VIC 3047

Sold Price

\$570,000

Sold Date

22-Apr-21

 3

 1

 -

Distance

0.68km



52 Walsh Street Broadmeadows VIC 3047

Sold Price

\$575,000

Sold Date

13-Jun-21

 3

 1

 4

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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