

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

1 RUPERT 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Broadmeadows

Period-from

01 May 2021

to

30 Apr 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

9 MEREDITH STREET BROADMEADOWS VIC 3047	\$700,000	22-Mar-22
178 GRAHAM STREET BROADMEADOWS VIC 3047	\$710,000	14-Nov-21
2 BRADLEY STREET BROADMEADOWS VIC 3047	\$680,500	26-Mar-22

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: 07 May 2022


**9 MEREDITH STREET
BROADMEADOWS VIC 3047**
 3  1  2

Sold Price

^{RS} **\$700,000** Sold Date **22-Mar-22**

Distance **0.2km**

**178 GRAHAM STREET
BROADMEADOWS VIC 3047**
 2  1  1

Sold Price

^{RS} **\$710,000** Sold Date **14-Nov-21**

Distance **0.67km**

**2 BRADLEY STREET
BROADMEADOWS VIC 3047**
 2  1  2

Sold Price

^{RS} **\$680,500** Sold Date **26-Mar-22**

Distance **0.3km**
RS = Recent sale

UN = Undisclosed Sale

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