

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

3/25 Meredith 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

\$510,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Mar 2019

to

29 Feb 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

1/56-58 Walsh Street Broadmeadows VIC 3047	\$550,000	29-Feb-20
3/5 Dunn Street Broadmeadows VIC 3047	\$526,000	12-Oct-19
1/3 Kerang Court Broadmeadows VIC 3047	\$510,000	08-Nov-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: 23 March 2020



**1/56-58 Walsh Street
Broadmeadows VIC 3047**

 3  2  2

Sold Price

^{RS} **\$550,000** Sold Date **29-Feb-20**

Distance **0.24km**



**3/5 Dunn Street Broadmeadows
VIC 3047**

 3  3  2

Sold Price

\$526,000 Sold Date **12-Oct-19**

Distance **0.65km**



**1/3 Kerang Court Broadmeadows
VIC 3047**

 3  1  -

Sold Price

\$510,000 Sold Date **08-Nov-19**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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