

## 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

16 HAMILTON 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

or range  
between

\$525,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Apr 2022

to

31 Mar 2023

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

47 KATUNGA CRESCENT BROADMEADOWS VIC 3047	\$560,000	25-Mar-23
7 KATUNGA CRESCENT BROADMEADOWS VIC 3047	\$630,000	15-Apr-23
153 RIGGALL STREET BROADMEADOWS VIC 3047	\$765,000	28-Feb-23

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: 18 April 2023



**47 KATUNGA CRESCENT  
BROADMEADOWS VIC 3047**

 3  1  2

Sold Price <sup>RS</sup> **\$560,000** Sold Date **25-Mar-23**

Distance **0.14km**



**7 KATUNGA CRESCENT  
BROADMEADOWS VIC 3047**

 4  1  2

Sold Price <sup>RS</sup> **\$630,000** Sold Date **15-Apr-23**

Distance **0.51km**



**153 RIGGALL STREET  
BROADMEADOWS VIC 3047**

 5  3  4

Sold Price <sup>RS</sup> **\$765,000** Sold Date **28-Feb-23**

Distance **0.08km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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