

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 Marong 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$554,750

Property type

House

Suburb

Broadmeadows

Period-from

01 May 2020

to

30 Apr 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

3 Joseph Street Broadmeadows VIC 3047	\$480,000	01-Feb-21
2/23 Meredith Street Broadmeadows VIC 3047	\$481,000	11-Mar-21
1/15 Osway Street Broadmeadows VIC 3047	\$480,000	09-Mar-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: 19 May 2021



3 Joseph Street Broadmeadows VIC 3047 Sold Price **\$480,000** Sold Date **01-Feb-21**

 3  2  1

Distance **0.7km**



2/23 Meredith Street Broadmeadows VIC 3047 Sold Price **\$481,000** Sold Date **11-Mar-21**

 3  2  2

Distance **0.94km**



1/15 Osway Street Broadmeadows VIC 3047 Sold Price **\$480,000** Sold Date **09-Mar-21**

 3  2  1

Distance **1.49km**

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

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