

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

3/19 Gosford Crescent 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

\$369,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$391,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Apr 2019

to

31 Mar 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

2/11 London Road Broadmeadows VIC 3047	\$325,000	12-Feb-20
2/15 Meredith Street Broadmeadows VIC 3047	\$417,000	09-Dec-19
2/13 Dunn Street Broadmeadows VIC 3047	\$419,800	05-Apr-20

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: 20 April 2020



**2/11 London Road Broadmeadows
VIC 3047**

 2  1  1

Sold Price

\$325,000

Sold Date

12-Feb-20

Distance

0.37km



**2/15 Meredith Street
Broadmeadows VIC 3047**

 2  2  1

Sold Price

\$417,000

Sold Date

09-Dec-19

Distance

1.01km



**2/13 Dunn Street Broadmeadows
VIC 3047**

 2  1  1

Sold Price

^{RS} **\$419,800** ^{UN}

Sold Date

05-Apr-20

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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