

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

2/111 WARANGA 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

or range
between

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

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

4/144 KITCHENER STREET BROADMEADOWS VIC 3047	\$453,000	24-Jan-22
3 HARTLEY STREET BROADMEADOWS VIC 3047	\$515,000	19-Feb-22
5 HARTLEY STREET BROADMEADOWS VIC 3047	\$519,000	04-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: 24 May 2022



**4/144 KITCHENER STREET
BROADMEADOWS VIC 3047**

 3  1  1

Sold Price **\$453,000** Sold Date **24-Jan-22**

Distance **0.21km**



**3 HARTLEY STREET
BROADMEADOWS VIC 3047**

 3  1  2

Sold Price **\$515,000** Sold Date **19-Feb-22**

Distance **0.71km**



**5 HARTLEY STREET
BROADMEADOWS VIC 3047**

 3  1  2

Sold Price **\$519,000** Sold Date **04-Mar-22**

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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