



Statement of Information

Sections 47AF of the Estate Agents Act 1980

3 Berkeley Close, BROADMEADOWS 3047

House



3 beds



2 baths



1 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$390,000 - \$410,000

Median sale price

Median **House** for **BROADMEADOWS** for period **Jun 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$420,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

463 Barry Road,
Dallas 3047

Price \$390,000 Sold 09 July
2019

77 Warranga Crescent,
Broadmeadows 3048

Price \$390,000 Sold 10 May
2019

41 Morwell Crescent,
Dallas 3047

Price \$375,000 Sold 22
March 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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