

## 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 KEITH CRESCENT 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

\$640,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

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

6 GRAHAM STREET BROADMEADOWS VIC 3047	\$610,000	12-Mar-22
21 ELLIOTT AVENUE BROADMEADOWS VIC 3047	\$628,000	02-Apr-22
24 KEITH CRESCENT BROADMEADOWS VIC 3047	\$645,000	01-Dec-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: 30 May 2022



### 6 GRAHAM STREET BROADMEADOWS VIC 3047

 3  1  2

Sold Price **\$610,000** Sold Date **12-Mar-22**

Distance -



### 21 ELLIOTT AVENUE BROADMEADOWS VIC 3047

 4  1  2

Sold Price **\$628,000** Sold Date **02-Apr-22**

Distance -



### 24 KEITH CRESCENT BROADMEADOWS VIC 3047

 3  1  4

Sold Price **\$645,000** Sold Date **01-Dec-21**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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