

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

2/3 Korong 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,500

Property type

Unit

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

2/27 Gerbert Street Broadmeadows VIC 3047	\$445,000	04-Jan-21
2/10 Meredith Street Broadmeadows VIC 3047	\$420,000	30-Jan-21
3/152 Widford Street Broadmeadows VIC 3047	\$410,000	13-Dec-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: 27 May 2021



2/27 Gerbert Street Broadmeadows VIC 3047 Sold Price **\$445,000** Sold Date **04-Jan-21**

 3  1  1

Distance **0.87km**



2/10 Meredith Street Broadmeadows VIC 3047 Sold Price **\$420,000** Sold Date **30-Jan-21**

 3  1  1

Distance **1.04km**



3/152 Widford Street Broadmeadows VIC 3047 Sold Price **\$410,000** Sold Date **13-Dec-20**

 3  1  1

Distance **1.25km**

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

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