

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

3/14 Marong 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

\$435,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Dec 2019

to

30 Nov 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

1/14 Marong Court Broadmeadows VIC 3047	\$548,000	25-Apr-20
3/25 Meredith Street Broadmeadows VIC 3047	\$518,000	01-Apr-20
4/14 Marong Court Broadmeadows VIC 3047	\$490,000	28-Nov-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: 22 December 2020



**1/14 Marong Court Broadmeadows
VIC 3047**

Sold Price

\$548,000

Sold Date

25-Apr-20



3



2



2

Distance

0.02km



**3/25 Meredith Street
Broadmeadows VIC 3047**

Sold Price

\$518,000

Sold Date

01-Apr-20



3



2



2

Distance

1.06km



**4/14 Marong Court Broadmeadows
VIC 3047**

Sold Price

^{RS} **\$490,000**

Sold Date

28-Nov-20



2



2



1

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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