

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

1/27 Gerbert Street 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

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,250

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jan 2021

to

31 Dec 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

2/28 Elliott Avenue Broadmeadows VIC 3047	\$545,000	27-Oct-21
2/6 Colin Court Broadmeadows VIC 3047	\$525,000	16-Oct-21
2/19 Gibson Street Broadmeadows VIC 3047	\$440,000	14-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: 06 January 2022



2/28 Elliott Avenue Broadmeadows VIC 3047 Sold Price **\$545,000** Sold Date **27-Oct-21**

 2  2  1

Distance **0.55km**



2/6 Colin Court Broadmeadows VIC 3047 Sold Price ^{RS} **\$525,000** Sold Date **16-Oct-21**

 2  2  2

Distance **0.84km**



2/19 Gibson Street Broadmeadows VIC 3047 Sold Price ^{RS} **\$440,000** Sold Date **14-Dec-21**

 2  1  1

Distance **1.08km**

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

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