

# 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

8 Trethowan Street, Broadmeadows Vic 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$465,000

&

\$485,000

### Median sale price

Median price

\$549,000

Property Type

House

Suburb

Broadmeadows

Period - From

01/07/2020

to

30/09/2020

Source

REIV

### 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 six 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	4 Dunn St BROADMEADOWS 3047	\$500,000	24/08/2020
2	8 Melton Ct DALLAS 3047	\$464,000	05/11/2020
3	7 Koroit Av DALLAS 3047	\$454,000	21/11/2020

**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 six months.~~

This Statement of Information was prepared on:

05/01/2021 10:40



**Property Type:** House (Res)

**Land Size:** 540 sqm approx

Agent Comments

**Indicative Selling Price**

\$465,000 - \$485,000

**Median House Price**

September quarter 2020: \$549,000

## Comparable Properties



**4 Dunn St BROADMEADOWS 3047 (REI)**

Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 24/08/2020

**Property Type:** House

**Land Size:** 603 sqm approx



**8 Melton Ct DALLAS 3047 (REI)**

Agent Comments



**Price:** \$464,000

**Method:** Private Sale

**Date:** 05/11/2020

**Property Type:** House

**7 Koroit Av DALLAS 3047 (REI)**

Agent Comments



**Price:** \$454,000

**Method:** Auction Sale

**Date:** 21/11/2020

**Property Type:** House (Res)

**Land Size:** 549 sqm approx