

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 COOPER 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,750

Property type

House

Suburb

Broadmeadows

Period-from

01 Jun 2022

to

31 May 2023

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

7 STEVENSON STREET BROADMEADOWS VIC 3047	\$465,000	03-May-23
78 WARANGA CRESCENT BROADMEADOWS VIC 3047	\$508,000	06-May-23
88 WARANGA CRESCENT BROADMEADOWS VIC 3047	\$600,000	06-Apr-23

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: 23 June 2023



**7 STEVENSON STREET
BROADMEADOWS VIC 3047**

 3  1  3

Sold Price

^{RS} **\$465,000** Sold Date **03-May-23**

Distance **0.4km**



**78 WARANGA CRESCENT
BROADMEADOWS VIC 3047**

 3  1  -

Sold Price

\$508,000 Sold Date **06-May-23**

Distance **0.76km**



**88 WARANGA CRESCENT
BROADMEADOWS VIC 3047**

 3  1  2

Sold Price

\$600,000 Sold Date **06-Apr-23**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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