

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 Colin Court, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$375,000

&

\$410,000

Median sale price

Median price

\$600,500

Property Type

House

Suburb

Broadmeadows

Period - From

01/04/2021

to

30/06/2021

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	3/319 Camp Rd BROADMEADOWS 3047	\$425,000	11/05/2021
2	1/30 Graham St BROADMEADOWS 3047	\$416,000	11/08/2021
3	1/10 Meredith St BROADMEADOWS 3047	\$390,000	18/05/2021

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:

16/09/2021 14:36



Rooms: 4

Property Type: House

Agent Comments

Indicative Selling Price

\$375,000 - \$410,000

Median House Price

June quarter 2021: \$600,500

Comparable Properties



3/319 Camp Rd BROADMEADOWS 3047 (REI) Agent Comments



Price: \$425,000

Method: Private Sale

Date: 11/05/2021

Rooms: 4

Property Type: Townhouse (Res)

1/30 Graham St BROADMEADOWS 3047 (REI) Agent Comments



Price: \$416,000

Method: Auction Sale

Date: 11/08/2021

Property Type: Townhouse (Res)

Land Size: 190 sqm approx



1/10 Meredith St BROADMEADOWS 3047 (REI) Agent Comments



Price: \$390,000

Method: Private Sale

Date: 18/05/2021

Property Type: Townhouse (Single)