

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 DAVEY 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Jul 2023

to

30 Jun 2024

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

| | | |
|---|-----------|-----------|
| 12 GOSFORD CRESCENT BROADMEADOWS VIC 3047 | \$515,000 | 21-Jun-24 |
| 414 CAMP ROAD BROADMEADOWS VIC 3047 | \$525,000 | 03-Mar-24 |
| 8 WARNOCK STREET BROADMEADOWS VIC 3047 | \$550,000 | 26-Mar-24 |

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: 15 July 2024



**12 GOSFORD CRESCENT
BROADMEADOWS VIC 3047**

 3  1  2

Sold Price

^{RS}

\$515,000

Sold Date

21-Jun-24

Distance

0.96km



**414 CAMP ROAD
BROADMEADOWS VIC 3047**

 3  1  1

Sold Price

\$525,000

Sold Date

03-Mar-24

Distance

0.84km



**8 WARNOCK STREET
BROADMEADOWS VIC 3047**

 3  1  2

Sold Price

\$550,000

Sold Date

26-Mar-24

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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