

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

1/20 Holberry 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

\$535,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$554,750

Property type

Other

Suburb

Broadmeadows

Period-from

01 Oct 2019

to

30 Sep 2020

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

3/36 Graham Street Broadmeadows VIC 3047	\$550,000	10-Mar-20
1/56-58 Walsh Street Broadmeadows VIC 3047	\$550,000	29-Feb-20
1/14 Marong Court Broadmeadows VIC 3047	\$548,000	25-Apr-20

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: 13 October 2020



3/36 Graham Street Broadmeadows VIC 3047 Sold Price **\$550,000** Sold Date **10-Mar-20**

 4  2  2

Distance **0.15km**



1/56-58 Walsh Street Broadmeadows VIC 3047

Sold Price

Sold Date **29-Feb-20**

 3  2  2

Distance **0.71km**



1/14 Marong Court Broadmeadows VIC 3047

Sold Price

\$548,000 Sold Date **25-Apr-20**

 3  2  2

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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