

## 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

3/60 Ophir 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) (\*Delete single price or range as applicable)

Single Price

\$385,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Apr 2019

to

31 Mar 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

2/34 Gerbert Street Broadmeadows VIC 3047	\$380,000	20-Nov-19
4/3 Alexander Court Broadmeadows VIC 3047	\$376,000	21-Dec-19
3/69 Cuthbert Street Broadmeadows VIC 3047	\$360,000	21-Dec-19

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 April 2020



**2/34 Gerbert Street Broadmeadows VIC 3047** Sold Price **\$380,000** Sold Date **20-Nov-19**

 3  1  1

Distance **0.42km**



**4/3 Alexander Court Broadmeadows VIC 3047** Sold Price **\$376,000** Sold Date **21-Dec-19**

 3  1  1

Distance **0.52km**



**3/69 Cuthbert Street Broadmeadows VIC 3047** Sold Price **\$360,000** Sold Date **21-Dec-19**

 3  1  1

Distance **0.71km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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