

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

4 Trethowan Street, Broadmeadows Vic 3047

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$580,000 Property Type House Suburb Broadmeadows

Period - From 01/07/2021 to 30/09/2021 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	32 Osway St BROADMEADOWS 3047	\$450,000	12/06/2021
2	69 Graham St BROADMEADOWS 3047	\$448,188	17/07/2021
3	2 Colin Ct BROADMEADOWS 3047	\$410,000	24/09/2021

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:

29/11/2021 14:35



3 1 2

Rooms: 4

Property Type: House

Land Size: 500 sqm approx

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median House Price

September quarter 2021: \$580,000

Comparable Properties



32 Osway St BROADMEADOWS 3047 (REI)

Agent Comments

3 1 3

Price: \$450,000

Method: Auction Sale

Date: 12/06/2021

Property Type: House



69 Graham St BROADMEADOWS 3047 (REI)

Agent Comments

3 1 2

Price: \$448,188

Method: Auction Sale

Date: 17/07/2021

Property Type: House (Res)

Land Size: 501 sqm approx



2 Colin Ct BROADMEADOWS 3047 (REI)

Agent Comments

2 1 2

Price: \$410,000

Method: Private Sale

Date: 24/09/2021

Property Type: House

Land Size: 358 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938