

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

1/47 Meredith 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Other

Suburb

Broadmeadows

Period-from

01 Oct 2018

to

30 Sep 2019

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

3/18 Meredith Street Broadmeadows VIC 3047	\$362,000	26-Aug-19
43 Gibson Street Broadmeadows VIC 3047	\$340,000	28-May-19
21B Robinson Street Jacana VIC 3047	\$362,500	19-Oct-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: 23 October 2019



**3/18 Meredith Street
Broadmeadows VIC 3047**

 2  1  1

Sold Price **\$362,000** Sold Date **26-Aug-19**

Distance **0.25km**



**43 Gibson Street Broadmeadows
VIC 3047**

 3  1  2

Sold Price **\$340,000** Sold Date **28-May-19**

Distance **0.46km**



**21B Robinson Street Jacana VIC
3047**

 3  2  1

Sold Price ^{RS} **\$362,500** Sold Date **19-Oct-19**

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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