

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

7 WARANGA CRESCENT 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

House

Suburb

Broadmeadows

Period-from

01 Feb 2023

to

31 Jan 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

5 GOSFORD CRESCENT BROADMEADOWS VIC 3047	\$518,888	02-Nov-23
26 NEPEAN STREET BROADMEADOWS VIC 3047	\$500,000	02-Sep-23
32 GERBERT STREET BROADMEADOWS VIC 3047	\$517,000	09-Sep-23

OR

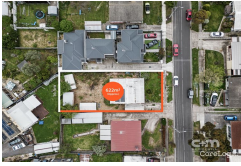
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 February 2024

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**5 GOSFORD CRESCENT
BROADMEADOWS VIC 3047**

3 1 2

Sold Price

\$518,888

Sold Date **02-Nov-23**

Distance **0.37km**



**26 NEPEAN STREET
BROADMEADOWS VIC 3047**

3 1 1

Sold Price

\$500,000

Sold Date **02-Sep-23**

Distance **0.72km**



**32 GERBERT STREET
BROADMEADOWS VIC 3047**

3 1 -

Sold Price

\$517,000

Sold Date **09-Sep-23**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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