

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

4/15 Colin Court 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$397,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jun 2019

to

31 May 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

2/51 Lahinch Street Broadmeadows VIC 3047	\$420,000	28-Apr-20
2/26 Meredith Street Broadmeadows VIC 3047	\$430,000	18-Feb-20
2/13 Dunn Street Broadmeadows VIC 3047	\$419,800	05-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: 11 June 2020



2/51 Lahinch Street Broadmeadows VIC 3047 Sold Price **\$420,000** Sold Date **28-Apr-20**

 2  1  1

Distance **0.42km**



2/26 Meredith Street Broadmeadows VIC 3047 Sold Price **\$430,000** Sold Date **18-Feb-20**

 2  1  1

Distance **0.49km**



2/13 Dunn Street Broadmeadows VIC 3047 Sold Price ^{RS} **\$419,800** Sold Date **05-Apr-20**

 2  1  1

Distance **0.5km**

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

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