

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

3/27 GERBERT 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Apr 2021

to

31 Mar 2022

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

3/55 GRAHAM STREET BROADMEADOWS VIC 3047	\$478,000	23-Feb-22
1/27 GERBERT STREET BROADMEADOWS VIC 3047	\$455,000	24-Feb-22
2/19 GIBSON STREET BROADMEADOWS VIC 3047	\$440,000	30-Nov-21

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: 27 April 2022



**3/55 GRAHAM STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price ^{RS} **\$478,000** Sold Date **23-Feb-22**

Distance **0.53km**



**1/27 GERBERT STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$455,000** Sold Date **24-Feb-22**

Distance **0.02km**



**2/19 GIBSON STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$440,000** Sold Date **30-Nov-21**

Distance **1.08km**

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

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