

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

2/20 Holberry 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

\$490,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Other

Suburb

Broadmeadows

Period-from

01 Dec 2019

to

30 Nov 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

1/20 Holberry Street Broadmeadows VIC 3047	-	-
2/14 Marong Court Broadmeadows VIC 3047	\$515,000	02-Jul-20
4/14 Marong Court Broadmeadows VIC 3047	\$490,000	28-Nov-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: 01 December 2020



**1/20 Holberry Street
Broadmeadows VIC 3047**

 -  -  -

Sold Price

- Sold Date

-

Distance

0.01km



**2/14 Marong Court Broadmeadows
VIC 3047**

 3  2  1

Sold Price

\$515,000

Sold Date

02-Jul-20

Distance

1.05km



**4/14 Marong Court Broadmeadows
VIC 3047**

 2  2  1

Sold Price

^{RS} **\$490,000**

Sold Date

28-Nov-20

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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