

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

32c Nepean Street, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$425,000

&

\$465,000

Median sale price

Median price

\$481,500

Property Type

Unit

Suburb

Broadmeadows

Period - From

01/01/2022

to

31/03/2022

Source

REIV

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 six 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	3/55 Graham St BROADMEADOWS 3047	\$478,000	23/02/2022
2	1/27 Gerbert St BROADMEADOWS 3047	\$455,000	24/02/2022
3	2/39 Kitchener St BROADMEADOWS 3047	\$435,000	13/01/2022

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 six months.~~

This Statement of Information was prepared on:

05/05/2022 17:00

32c Nepean Street, Broadmeadows Vic 3047

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$425,000 - \$465,000

Median Unit Price

March quarter 2022: \$481,500



2 1 1

Property Type: Townhouse

Land Size: 130 sqm approx

Agent Comments

Comparable Properties



3/55 Graham St BROADMEADOWS 3047 (REI) **Agent Comments**

2 1 1

Price: \$478,000

Method: Private Sale

Date: 23/02/2022

Property Type: Unit



1/27 Gerbert St BROADMEADOWS 3047 (REI) **Agent Comments**

2 1 1

Price: \$455,000

Method: Private Sale

Date: 24/02/2022

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 199 sqm approx



2/39 Kitchener St BROADMEADOWS 3047 (REI) **Agent Comments**

2 1 1

Price: \$435,000

Method: Private Sale

Date: 13/01/2022

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 119 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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