

## 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

84 Ripplebrook Drive Broadmeadows VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Jan 2021

to

31 Dec 2021

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

4 Heywood Crescent Broadmeadows VIC 3047	\$595,000	12-Dec-20
86 Dimboola Road Broadmeadows VIC 3047	\$570,000	19-Nov-21
3 Cavendish Street Broadmeadows VIC 3047	\$590,000	18-Aug-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: 10 January 2022



**4 Heywood Crescent  
Broadmeadows VIC 3047**

 4  1  1

Sold Price **\$595,000** Sold Date **12-Dec-20**

Distance **0.15km**



**86 Dimboola Road Broadmeadows  
VIC 3047**

 3  1  2

Sold Price <sup>RS</sup> **\$570,000** Sold Date **19-Nov-21**

Distance **0.1km**



**3 Cavendish Street Broadmeadows  
VIC 3047**

 3  1  2

Sold Price **\$590,000** Sold Date **18-Aug-21**

Distance **0.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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