

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

2/3 HOUSDEN 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jul 2022

to

30 Jun 2023

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

1/2 EVANS COURT BROADMEADOWS VIC 3047	\$470,000	18-Jan-23
1/36 ELLIOTT AVENUE BROADMEADOWS VIC 3047	\$460,000	09-Jun-23
2/4 DUNN STREET BROADMEADOWS VIC 3047	\$480,000	17-Feb-23

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 July 2023


**1/2 EVANS COURT
BROADMEADOWS VIC 3047**
 2  1  1

 Sold Price **\$470,000** Sold Date **18-Jan-23**

 Distance **0.38km**

**1/36 ELLIOTT AVENUE
BROADMEADOWS VIC 3047**
 2  2  2

 Sold Price ^{RS} **\$460,000** Sold Date **09-Jun-23**

 Distance **0.14km**

**2/4 DUNN STREET
BROADMEADOWS VIC 3047**
 2  1  1

 Sold Price **\$480,000** Sold Date **17-Feb-23**

 Distance **1.05km**
RS = Recent sale

UN = Undisclosed Sale

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