

## 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

4 RAILWAY CRESCENT BROADMEADOWS VIC 3047

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Broadmeadows

Period-from

01 May 2022

to

30 Apr 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

9 RAILWAY CRESCENT BROADMEADOWS VIC 3047	\$600,000	10-Dec-22
64 WALSH STREET BROADMEADOWS VIC 3047	\$602,000	17-Nov-22

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: 06 May 2023



**9 RAILWAY CRESCENT  
BROADMEADOWS VIC 3047**

3 2 1

Sold Price **\$600,000** Sold Date **10-Dec-22**

Distance **0.07km**



**64 WALSH STREET  
BROADMEADOWS VIC 3047**

3 1 4

Sold Price **\$602,000** Sold Date **17-Nov-22**

Distance **0.34km**

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

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