

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

2/17 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jun 2021

to

31 May 2022

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

39A STANHOPE STREET BROADMEADOWS VIC 3047	\$660,000	04-Feb-22
2/22 ERNEST STREET BROADMEADOWS VIC 3047	\$608,000	24-Feb-22
1/28 ELLIOTT AVENUE BROADMEADOWS VIC 3047	\$645,000	03-Sep-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: 20 June 2022



**39A STANHOPE STREET
BROADMEADOWS VIC 3047**

 4  2  2

Sold Price **\$660,000** Sold Date **04-Feb-22**

Distance -



**2/22 ERNEST STREET
BROADMEADOWS VIC 3047**

 4  2  2

Sold Price **\$608,000** Sold Date **24-Feb-22**

Distance **0.11km**



**1/28 ELLIOTT AVENUE
BROADMEADOWS VIC 3047**

 4  3  2

Sold Price **\$645,000** Sold Date **03-Sep-21**

Distance -

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

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