

## 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

9 Gosford Crescent 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

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

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

21 Blair Street Broadmeadows VIC 3047	\$620,000	08-Sep-21
49 Waranga Crescent Broadmeadows VIC 3047	\$615,000	03-Aug-21
46 Gerbert Street Broadmeadows VIC 3047	\$615,000	06-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: 22 January 2022



### 21 Blair Street Broadmeadows VIC 3047

Sold Price **\$620,000** Sold Date **08-Sep-21**

 3  1  1

Distance **0.26km**



### 49 Waranga Crescent Broadmeadows VIC 3047

Sold Price **\$615,000** Sold Date **03-Aug-21**

 3  -  -

Distance **0.35km**



### 46 Gerbert Street Broadmeadows VIC 3047

Sold Price Sold Date **06-Sep-21**

 2  1  2

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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