

## 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 REGINALD COURT 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

\$405,000

&

\$445,000

### 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

2/9 WAVERLEY STREET BROADMEADOWS VIC 3047	\$408,000	26-May-22
3/55 GRAHAM STREET BROADMEADOWS VIC 3047	\$478,000	23-Feb-22
3/39 GOSFORD CRESCENT BROADMEADOWS VIC 3047	\$523,000	09-Feb-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: 26 June 2022



**2/9 WAVERLEY STREET  
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price <sup>RS</sup> **\$408,000** Sold Date **26-May-22**

Distance **0.65km**



**3/55 GRAHAM STREET  
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$478,000** Sold Date **23-Feb-22**

Distance **0.19km**



**3/39 GOSFORD CRESCENT  
BROADMEADOWS VIC 3047**

 2  2  1

Sold Price **\$523,000** Sold Date **09-Feb-22**

Distance **1.06km**

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

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