

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 3/39 Gosford Crescent 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 \$* or range between \$520,000 & \$540,000

Median sale price

Median price \$455,000 Property type Unit Suburb Broadmeadows

Period - From 01 Jan 2021 to 31 Dec 2021 Source realestate.com.au

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 six 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
1/315 Camp Road Broadmeadows VIC 3047	\$525,000	07-Dec-21
1/14 Marong Court Broadmeadows VIC 3047	\$555,000	10-Nov-21
3/28 Elliott Avenue Broadmeadows VIC 3047	\$595,000	26-Oct-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 six months.~~

This Statement of Information was prepared on: 13 January 2022