

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

7 Walsh 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

or range
between

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

House

Suburb

Broadmeadows

Period-from

01 Mar 2019

to

29 Feb 2020

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

5 Dacelo Avenue Broadmeadows VIC 3047	\$550,000	20-Feb-20
55 Meredith Street Broadmeadows VIC 3047	\$562,650	12-Oct-19
13 Graham Street Broadmeadows VIC 3047	\$565,000	02-Oct-19

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: 12 March 2020



**5 Dacelo Avenue Broadmeadows
VIC 3047**

 2  1  2

Sold Price

^{RS} **\$550,000** Sold Date **20-Feb-20**

Distance **0.43km**



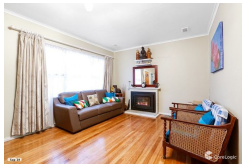
**55 Meredith Street Broadmeadows
VIC 3047**

 2  1  1

Sold Price

\$562,650 Sold Date **12-Oct-19**

Distance **0.54km**



**13 Graham Street Broadmeadows
VIC 3047**

 5  2  2

Sold Price

\$565,000 Sold Date **02-Oct-19**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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