

## 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

5/5 Metelman 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

\$335,000

&

\$365,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$554,750

Property type

Other

Suburb

Broadmeadows

Period-from

01 May 2020

to

30 Apr 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

2/8 Jensen Road Broadmeadows VIC 3047	\$390,000	13-May-21
3/60 Ophir Street Broadmeadows VIC 3047	\$382,000	23-Jan-21
8/26 Glenlitta Avenue Broadmeadows VIC 3047	\$316,000	05-Mar-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 May 2021



**2/8 Jensen Road Broadmeadows  
VIC 3047**

 2  1  1

Sold Price

<sup>RS</sup> **\$390,000**

Sold Date

**13-May-21**

Distance

**0.94km**



**3/60 Ophir Street Broadmeadows  
VIC 3047**

 2  1  1

Sold Price

**\$382,000**

Sold Date

**23-Jan-21**

Distance

**0.23km**



**8/26 Glenlitta Avenue  
Broadmeadows VIC 3047**

 2  1  1

Sold Price

<sup>RS</sup> **\$316,000**

Sold Date

**05-Mar-21**

Distance

**1.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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