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	2/20-22 Nicholas Street, Broadmeadows Vic 3047
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$415,000	&	\$435,000

Median sale price

Median price	\$420,000	Pro	perty Type	Unit		Suburb	Broadmeadows
Period - From	18/01/2020	to	17/01/2021		Source	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	3/8 Ortolan Av BROADMEADOWS 3047	\$440,000	25/11/2020
2	2/8 Fidge Ct JACANA 3047	\$430,000	28/11/2020
3	2/20 Graham St BROADMEADOWS 3047	\$420,000	28/10/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/01/2021 15:31
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Property Type: Townhouse (Res) **Agent Comments**

Indicative Selling Price \$415,000 - \$435,000 **Median Unit Price** 18/01/2020 - 17/01/2021: \$420,000

Comparable Properties



3/8 Ortolan Av BROADMEADOWS 3047 (REI)

Price: \$440,000 Method: Private Sale Date: 25/11/2020 Rooms: 4

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-2

Property Type: Townhouse (Res)

Land Size: 117 sqm approx

2/8 Fidge Ct JACANA 3047 (REI)

Price: \$430.000 Method: Private Sale

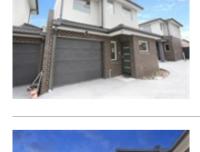
Date: 28/11/2020 Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Agent Comments

Agent Comments



2/20 Graham St BROADMEADOWS 3047 (REI)

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Price: \$420,000 Method: Private Sale Date: 28/10/2020

Rooms: 4

Property Type: Townhouse (Res) Land Size: 133 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



