

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

2/20-22 Nicholas Street, Broadmeadows Vic 3047

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

Property 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	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 comparable properties 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



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)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 25/11/2020

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 117 sqm approx



2/8 Fidge Ct JACANA 3047 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 28/11/2020

Rooms: 5

Property Type: Townhouse (Res)



2/20 Graham St BROADMEADOWS 3047 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 28/10/2020

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 133 sqm approx