

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

4/3 KORONG COURT 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jun 2021

to

31 May 2022

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

1/27 GERBERT STREET BROADMEADOWS VIC 3047	\$455,000	24-Feb-22
3/2 BLAIR STREET BROADMEADOWS VIC 3047	\$455,000	10-Mar-22
3/32 KITCHENER STREET BROADMEADOWS VIC 3047	\$450,000	29-Jan-22

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: 10 June 2022



**1/27 GERBERT STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$455,000** Sold Date **24-Feb-22**

Distance -



**3/2 BLAIR STREET
BROADMEADOWS VIC 3047**

 2  1  2

Sold Price Sold Date **10-Mar-22**

Distance **0.49km**



**3/32 KITCHENER STREET
BROADMEADOWS VIC 3047**

 2  1  2

Sold Price **\$450,000** Sold Date **29-Jan-22**

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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