

## 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

1/12 MEREDITH STREET BROADMEADOWS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 May 2022

to

30 Apr 2023

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

1/145 GRAHAM STREET BROADMEADOWS VIC 3047	\$450,000	23-Apr-23
2A HOUSDEN STREET BROADMEADOWS VIC 3047	\$455,000	10-Mar-23
2 HOUSDEN STREET BROADMEADOWS VIC 3047	\$460,000	08-Dec-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: 22 May 2023



**1/145 GRAHAM STREET  
BROADMEADOWS VIC 3047**

 2  2  1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **23-Apr-23**

Distance **0.47km**



**2A HOUSDEN STREET  
BROADMEADOWS VIC 3047**

 2  1  2

Sold Price **\$455,000** Sold Date **10-Mar-23**

Distance **0.58km**



**2 HOUSDEN STREET  
BROADMEADOWS VIC 3047**

 2  1  2

Sold Price **\$460,000** Sold Date **08-Dec-22**

Distance **0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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