

## 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

132 Ripplebrook Drive 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

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Jan 2021

to

31 Dec 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

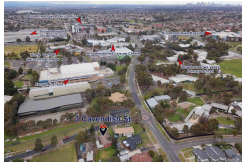
Date of sale

3 Cavendish Street Broadmeadows VIC 3047	\$590,000	18-Aug-21
11 Timboon Crescent Broadmeadows VIC 3047	\$640,000	07-Oct-21
25 Rosebud Crescent Broadmeadows VIC 3047	\$630,000	21-Jul-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: 17 January 2022



**3 Cavendish Street Broadmeadows  
VIC 3047**

 3  1  2

Sold Price

**\$590,000**

Sold Date

**18-Aug-21**

Distance

**0.61km**



**11 Timboon Crescent  
Broadmeadows VIC 3047**

 3  1  2

Sold Price

**\$640,000**

Sold Date

**07-Oct-21**

Distance

**0.69km**



**25 Rosebud Crescent  
Broadmeadows VIC 3047**

 3  1  4

Sold Price

**\$630,000**

Sold Date

**21-Jul-21**

Distance

**1.08km**

RS = Recent sale

UN = Undisclosed Sale

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