

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

3 Hartley Street, Broadmeadows Vic 3047

Indicative selling price

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

Range between

\$485,000

&

\$525,000

Median sale price

Median price

\$449,944

Property Type

Unit

Suburb

Broadmeadows

Period - From

01/07/2021

to

30/09/2021

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	1/36 Congram St BROADMEADOWS 3047	\$505,000	21/09/2021
2	3/28 Graham St BROADMEADOWS 3047	\$460,000	30/06/2021
3	1/8 Evans Ct BROADMEADOWS 3047	\$450,000	05/08/2021

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:

29/11/2021 16:55



3 1 2

Rooms: 7

Property Type: Town House

Land Size: 155 sqm approx

Agent Comments

Indicative Selling Price

\$485,000 - \$525,000

Median Unit Price

September quarter 2021: \$449,944

Comparable Properties



1/36 Congram St BROADMEADOWS 3047 (REI)

Agent Comments

3 3 1

Price: \$505,000

Method: Private Sale

Date: 21/09/2021

Property Type: Unit

Land Size: 188 sqm approx



3/28 Graham St BROADMEADOWS 3047 (REI)

Agent Comments

3 2 1

Price: \$460,000

Method: Private Sale

Date: 30/06/2021

Property Type: Unit

1/8 Evans Ct BROADMEADOWS 3047 (REI)

Agent Comments

3 1 -

Price: \$450,000

Method: Sold Before Auction

Date: 05/08/2021

Property Type: Unit