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 betwee	\$485,000		&		\$525,000)			
Median sale p	rice								
Median price	\$449,944	Pro	operty Type	Unit			Suburb	Broadmeadows	
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ado	dress 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









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)



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



Price: \$460,000 Method: Private Sale Date: 30/06/2021 Property Type: Unit

1/8 Evans Ct BROADMEADOWS 3047 (REI)

Agent Comments

Agent Comments



Price: \$450,000 Method: Sold Before Auction Date: 05/08/2021 Property Type: Unit

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



propertydata

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