

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

7 Keith Crescent 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

House

Suburb

Broadmeadows

Period-from

01 Sep 2018

to

31 Aug 2019

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

65 Lahinch Street Broadmeadows VIC 3047	\$586,250	07-Sep-19
19 Smiley Road Broadmeadows VIC 3047	\$623,500	29-Jul-19
104 Waranga Crescent Broadmeadows VIC 3047	\$597,000	17-Sep-19

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: 23 September 2019



**65 Lahinch Street Broadmeadows
VIC 3047**

 3  1  2

Sold Price

^{RS} **\$586,250**

Sold Date

07-Sep-19

Distance

0.53km



**19 Smiley Road Broadmeadows VIC
3047**

 7  2  1

Sold Price

^{RS} **\$623,500**

Sold Date

29-Jul-19

Distance

0.6km



**104 Waranga Crescent
Broadmeadows VIC 3047**

 3  1  2

Sold Price

^{RS} **\$597,000**

Sold Date

17-Sep-19

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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