

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

1/15 COLIN COURT 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

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

1/2 EVANS COURT BROADMEADOWS VIC 3047	\$470,000	18-Jan-23
2 HOUSDEN STREET BROADMEADOWS VIC 3047	\$460,000	08-Dec-22
2A HOUSDEN STREET BROADMEADOWS VIC 3047	\$455,000	10-Mar-23

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: 10 May 2023



**1/2 EVANS COURT
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$470,000** Sold Date **18-Jan-23**

Distance **0.3km**



**2 HOUSDEN STREET
BROADMEADOWS VIC 3047**

 2  1  2

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

Distance **0.7km**



**2A HOUSDEN STREET
BROADMEADOWS VIC 3047**

 2  1  2

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

Distance **0.71km**

RS = Recent sale **UN** = Undisclosed Sale

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