

# 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

24 Meredith Street, Broadmeadows Vic 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$605,000

### Median sale price

Median price

\$591,000

Property Type

House

Suburb

Broadmeadows

Period - From

01/10/2024

to

31/12/2024

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 | 86 Cuthbert St BROADMEADOWS 3047 | \$600,000 | 02/12/2024   |
| 2 | 42 Gerbert St BROADMEADOWS 3047  | \$555,000 | 14/11/2024   |
| 3 | 9 Cohuna St BROADMEADOWS 3047    | \$590,000 | 07/11/2024   |

**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:

03/02/2025 15:43



**Rooms:** 5

**Property Type:** House

**Land Size:** 697 sqm approx

Agent Comments

## Comparable Properties



**86 Cuthbert St BROADMEADOWS 3047 (REI)**

Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 02/12/2024

**Property Type:** House (Res)

**Land Size:** 619 sqm approx



**42 Gerbert St BROADMEADOWS 3047 (REI)**

Agent Comments



**Price:** \$555,000

**Method:** Private Sale

**Date:** 14/11/2024

**Property Type:** House (Res)

**Land Size:** 647 sqm approx



**9 Cohuna St BROADMEADOWS 3047 (REI)**

Agent Comments



**Price:** \$590,000

**Method:** Private Sale

**Date:** 07/11/2024

**Property Type:** House

**Land Size:** 653 sqm approx