

## 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

4/39 BLAIR STREET BROADMEADOWS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Apr 2024

to

31 Mar 2025

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

2/82 BINDI STREET GLENROY VIC 3046	\$480,000	13-Oct-24
2/34 BLIBURG STREET JACANA VIC 3047	\$505,000	14-Oct-24
4/8 FIDGE COURT JACANA VIC 3047	\$495,000	13-Mar-25

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: 04 April 2025



**2/82 BINDI STREET GLENROY VIC 3046**

Sold Price

**\$480,000**

Sold Date

**13-Oct-24**

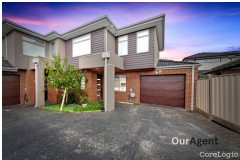
2

2

1

Distance

**1.47km**



**2/34 BLIBURG STREET JACANA VIC 3047**

Sold Price

**\$505,000**

Sold Date

**14-Oct-24**

2

1

1

Distance

**1.52km**



**4/8 FIDGE COURT JACANA VIC 3047**

Sold Price

<sup>RS</sup> **\$495,000**

Sold Date

**13-Mar-25**

2

2

1

Distance

**1.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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