

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

3/11 DACELO AVENUE 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jan 2024

to

31 Dec 2024

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

3/4 SEYMOUR STREET BROADMEADOWS VIC 3047

\$470,000

25-Oct-24

2/34 NEPEAN STREET BROADMEADOWS VIC 3047

\$450,000

16-Jan-25

3/3 TYABB COURT BROADMEADOWS VIC 3047

\$450,000

21-Aug-24

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: 29 January 2025



**3/4 SEYMOUR STREET
BROADMEADOWS VIC 3047**

2 2 1

Sold Price **\$470,000** Sold Date **25-Oct-24**

Distance **0.53km**



**2/34 NEPEAN STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price ^{RS} **\$450,000** Sold Date **16-Jan-25**

Distance **0.6km**



**3/3 TYABB COURT
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$450,000** Sold Date **21-Aug-24**

Distance **1.54km**

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

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