

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

3/7 MEREDITH STREET 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

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

4/7 MEREDITH STREET BROADMEADOWS VIC 3047	\$455,000	07-Apr-25
3/6 COLIN COURT BROADMEADOWS VIC 3047	\$470,000	30-Dec-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 April 2025



**4/7 MEREDITH STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price ^{RS} **\$455,000** Sold Date **07-Apr-25**

Distance **0km**



**3/6 COLIN COURT
BROADMEADOWS VIC 3047**

2 2 1

Sold Price **\$470,000** Sold Date **30-Dec-24**

Distance **0.28km**

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

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