

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

1/112 RIPPLEBROOK DRIVE 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Nov 2022

to

31 Oct 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

1/284 CAMP ROAD BROADMEADOWS VIC 3047	\$460,000	26-Mar-23
2A BEULAH STREET BROADMEADOWS VIC 3047	\$500,000	03-Aug-23
24 ROSEBUD CRESCENT BROADMEADOWS VIC 3047	\$530,000	15-Apr-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: 24 November 2023

**1/284 CAMP ROAD
BROADMEADOWS VIC 3047**

3 1 2

Sold Price **\$460,000** Sold Date **26-Mar-23**Distance **2.14km****2A BEULAH STREET
BROADMEADOWS VIC 3047**

3 1 2

Sold Price **\$500,000** Sold Date **03-Aug-23**Distance **2.26km****24 ROSEBUD CRESCENT
BROADMEADOWS VIC 3047**

3 1 1

Sold Price **\$530,000** Sold Date **15-Apr-23**Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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