

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

1/60-62 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

or range
between

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Mar 2023

to

29 Feb 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

1/15 SMILEY ROAD BROADMEADOWS VIC 3047	\$515,000	28-Nov-23
3/325 CAMP ROAD BROADMEADOWS VIC 3047	\$500,000	28-Nov-23
3/10 COLIN COURT BROADMEADOWS VIC 3047	\$550,000	02-Feb-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: 20 March 2024

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**1/15 SMILEY ROAD
BROADMEADOWS VIC 3047**

3 2 1

Sold Price **\$515,000** Sold Date **28-Nov-23**

Distance **0.67km**



**3/325 CAMP ROAD
BROADMEADOWS VIC 3047**

3 2 2

Sold Price **\$500,000** Sold Date **28-Nov-23**

Distance **0.34km**



**3/10 COLIN COURT
BROADMEADOWS VIC 3047**

3 2 1

Sold Price ^{RS} **\$550,000** Sold Date **02-Feb-24**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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