

# 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

12 Marong Court, Broadmeadows Vic 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$510,000 & \$560,000

### Median sale price

Median price \$550,000 Property Type House Suburb Broadmeadows

Period - From 01/07/2023 to 30/09/2023 Source REIV

### 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 six 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	31 Gerbert St BROADMEADOWS 3047	\$540,000	25/11/2023
2	10 Ripplebrook Dr BROADMEADOWS 3047	\$535,000	21/11/2023
3	129 Graham St BROADMEADOWS 3047	\$520,000	14/10/2023

**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 six months.~~

This Statement of Information was prepared on:

07/12/2023 15:33



3   1   2

**Property Type:** House  
**Land Size:** 700 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$510,000 - \$560,000

**Median House Price**

September quarter 2023: \$550,000

## Comparable Properties



**31 Gerbert St BROADMEADOWS 3047 (REI)**

**Agent Comments**

3   1   4

**Price:** \$540,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House (Res)



**10 Ripplebrook Dr BROADMEADOWS 3047 (REI)**

**Agent Comments**

3   1   3

**Price:** \$535,000

**Method:** Private Sale

**Date:** 21/11/2023

**Property Type:** House

**Land Size:** 646 sqm approx



**129 Graham St BROADMEADOWS 3047 (REI)**

**Agent Comments**

3   1   1

**Price:** \$520,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 603 sqm approx

**Account - Stockdale & Leggo Glenroy** | P: 03 9306 0422 | F: 03 9300 3938