

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

18 Fashion Parade, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$660,000

Median sale price

Median price \$570,000 Property Type House Suburb Broadmeadows

Period - From 01/10/2023 to 31/12/2023 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	45 Laurel Cr CAMPBELLFIELD 3061	\$670,000	31/01/2024
2	44 Blackwood Cr CAMPBELLFIELD 3061	\$620,000	30/10/2023
3	4 Columbia Cirt BROADMEADOWS 3047	\$615,000	08/01/2024

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:

19/02/2024 12:29



Rooms: 5

Property Type: House (Res)

Land Size: 603 sqm approx

Agent Comments

Comparable Properties



45 Laurel Cr CAMPBELLFIELD 3061 (REI)

Agent Comments



Price: \$670,000

Method: Sold Before Auction

Date: 31/01/2024

Property Type: House (Res)



44 Blackwood Cr CAMPBELLFIELD 3061 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 30/10/2023

Property Type: House

Land Size: 534 sqm approx



4 Columbia Cirt BROADMEADOWS 3047 (REI)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 08/01/2024

Property Type: House