

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 Stanhope Street, Broadmeadows Vic 3047

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$587,500 Property Type House Suburb Broadmeadows

Period - From 01/04/2023 to 30/06/2023 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	30 Waranga Cr BROADMEADOWS 3047	\$555,000	17/06/2023
2	78 Waranga Cr BROADMEADOWS 3047	\$508,000	06/05/2023
3	35 Stanhope St BROADMEADOWS 3047	\$506,000	22/04/2023

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:

21/08/2023 10:37



Rooms: 4

Property Type: House

Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

June quarter 2023: \$587,500

Comparable Properties



30 Waranga Cr BROADMEADOWS 3047 (REI) Agent Comments



Price: \$555,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 630 sqm approx



78 Waranga Cr BROADMEADOWS 3047 (REI) Agent Comments



Price: \$508,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 691 sqm approx



35 Stanhope St BROADMEADOWS 3047 (REI) Agent Comments



Price: \$506,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)

Land Size: 693 sqm approx