

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

2/3 TYABB COURT 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Apr 2023

to

31 Mar 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

1/93 LAHINCH STREET BROADMEADOWS VIC 3047	\$410,000	12-Apr-24
5/49 GIBSON STREET BROADMEADOWS VIC 3047	\$405,000	01-Mar-24
3/9 WAVERLEY STREET BROADMEADOWS VIC 3047	\$410,000	14-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: 29 April 2024

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**1/93 LAHINCH STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price ^{RS} **\$410,000** Sold Date **12-Apr-24**

Distance **1.73km**



**5/49 GIBSON STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price ^{RS} **\$405,000** Sold Date **01-Mar-24**

Distance **1.41km**



**3/9 WAVERLEY STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$410,000** Sold Date **14-Feb-24**

Distance **1.86km**

RS = Recent sale **UN** = Undisclosed Sale

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