

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

3/112 RIPPLEBROOK DRIVE 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

\$475,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Other

Suburb

Broadmeadows

Period-from

01 Oct 2022

to

30 Sep 2023

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

| | | |
|--|-----------|-----------|
| 2/3 HOUSDEN STREET BROADMEADOWS VIC 3047 | \$485,000 | 12-Jul-23 |
| 2/67 CUTHBERT STREET BROADMEADOWS VIC 3047 | \$500,000 | 29-May-23 |
| 7/56-58 WALSH STREET BROADMEADOWS VIC 3047 | \$592,250 | 13-May-23 |

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: 23 October 2023



**2/3 HOUSDEN STREET
BROADMEADOWS VIC 3047**

 2  2  1

Sold Price **\$485,000** Sold Date **12-Jul-23**

Distance **2.29km**



**2/67 CUTHBERT STREET
BROADMEADOWS VIC 3047**

 1  2  2

Sold Price **\$500,000** Sold Date **29-May-23**

Distance **1.7km**



**7/56-58 WALSH STREET
BROADMEADOWS VIC 3047**

 2  2  3

Sold Price **\$592,250** Sold Date **13-May-23**

Distance **1.56km**

RS = Recent sale UN = Undisclosed Sale

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