

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 3/12 Holberry Street, Broadmeadows Vic 3047

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$477,500 Property Type Townhouse Suburb Broadmeadows

Period - From 08/06/2023 to 07/06/2024 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	5/43 Justin Av GLENROY 3046	\$550,000	04/06/2024
2	4/7 Martell St BROADMEADOWS 3047	\$395,000	04/06/2024
3	18 Bamburgh St JACANA 3047	\$395,000	30/05/2024

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: 08/06/2024 11:57

3/12 Holberry Street, Broadmeadows Vic 3047

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Indicative Selling Price

\$450,000 - \$495,000

Median Townhouse Price

08/06/2023 - 07/06/2024: \$477,500



Property Type: House (Res)

Agent Comments

Comparable Properties



5/43 Justin Av GLENROY 3046 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 04/06/2024

Property Type: Unit

Land Size: 154 sqm approx



4/7 Martell St BROADMEADOWS 3047 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 04/06/2024

Property Type: Unit



18 Bamburgh St JACANA 3047 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 30/05/2024

Property Type: House

Land Size: 149 sqm approx

Account - NP Evernest | P: 0390778031



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