

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 MEREDITH STREET 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

\$390,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 May 2023

to

30 Apr 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
3/93 LAHINCH STREET BROADMEADOWS VIC 3047	\$388,000	02-Mar-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: 06 May 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 **0.38km**



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

2 1 1

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

Distance **0.59km**



**3/93 LAHINCH STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$388,000** Sold Date **02-Mar-24**

Distance **0.39km**

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

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