

# 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

3/3 Reginald Court, Broadmeadows Vic 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$385,000 & \$420,000

### Median sale price

Median price \$425,000 Property Type Unit Suburb Broadmeadows

Period - From 27/11/2022 to 26/11/2023 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	2/10 Howard Ct GLENROY 3046	\$400,000	04/07/2023
2	4/30 Wheatsheaf Rd GLENROY 3046	\$395,000	09/09/2023
3	3/87 Station Rd GLENROY 3046	\$385,000	23/09/2023

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:

27/11/2023 16:06

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**Indicative Selling Price**

\$385,000 - \$420,000

**Median Unit Price**

27/11/2022 - 26/11/2023: \$425,000



**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**2/10 Howard Ct GLENROY 3046 (REI/VG)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 04/07/2023

**Property Type:** Unit



**4/30 Wheatsheaf Rd GLENROY 3046 (REI/VG)**

Agent Comments



**Price:** \$395,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** Unit



**3/87 Station Rd GLENROY 3046 (REI)**

Agent Comments



**Price:** \$385,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** Unit

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