

# 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 3/9 Waverley Street, 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 \$360,000 & \$395,000

### Median sale price

Median price \$427,500 Property Type Unit Suburb Broadmeadows

Period - From 01/10/2023 to 31/12/2023 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	5/48 Bliburg St JACANA 3047	\$400,000	30/11/2023
2	3/33 Nepean St BROADMEADOWS 3047	\$390,000	11/10/2023
3	2/62 Ophir St BROADMEADOWS 3047	\$360,000	01/12/2023

**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: 24/01/2024 12:50

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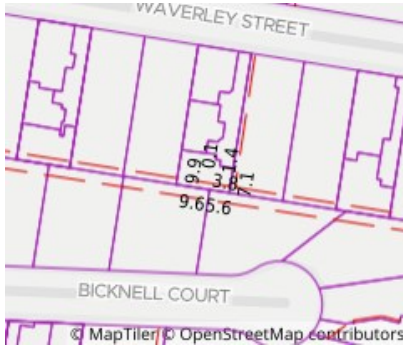
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**Indicative Selling Price**

\$360,000 - \$395,000

**Median Unit Price**

December quarter 2023: \$427,500



**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**5/48 Bliburg St JACANA 3047 (REI)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 30/11/2023

**Property Type:** Unit



**3/33 Nepean St BROADMEADOWS 3047 (REI/VG)**

Agent Comments



**Price:** \$390,000

**Method:** Private Sale

**Date:** 11/10/2023

**Property Type:** Townhouse (Single)

**Land Size:** 91 sqm approx



**2/62 Ophir St BROADMEADOWS 3047 (REI)**

Agent Comments



**Price:** \$360,000

**Method:** Private Sale

**Date:** 01/12/2023

**Property Type:** Townhouse (Single)