

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 Winton Court, Broadmeadows Vic 3047

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$567,500 Property Type House Suburb Broadmeadows

Period - From 01/07/2022 to 30/06/2023 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	8 Winton Ct BROADMEADOWS 3047	\$620,000	22/04/2023
2	4 Railway Cr BROADMEADOWS 3047	\$616,000	28/06/2023
3	9 Seymour St BROADMEADOWS 3047	\$615,000	20/05/2023

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:

02/08/2023 16:31



 3  2  4

Rooms: 6
Property Type: House (Res)
Land Size: 799 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median House Price
Year ending June 2023: \$567,500

Comparable Properties

8 Winton Ct BROADMEADOWS 3047 (REI)

Agent Comments

 3  1  -

Price: \$620,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 750 sqm approx



4 Railway Cr BROADMEADOWS 3047 (REI)

Agent Comments

 3  1  1

Price: \$616,000
Method: Private Sale
Date: 28/06/2023
Property Type: House
Land Size: 640 sqm approx

9 Seymour St BROADMEADOWS 3047 (REI)

Agent Comments

 3  1  2

Price: \$615,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938