

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

4/69 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

\$400,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Sep 2022

to

31 Aug 2023

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

1/34 NEPEAN STREET BROADMEADOWS VIC 3047	\$425,000	23-May-23
1/12 MEREDITH STREET BROADMEADOWS VIC 3047	\$425,000	05-Jun-23
1/15 COLIN COURT BROADMEADOWS VIC 3047	\$425,000	14-Jul-23

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: 18 September 2023



**1/34 NEPEAN STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$425,000** Sold Date **23-May-23**

Distance **0.31km**



**1/12 MEREDITH STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price Sold Date **05-Jun-23**

Distance **0.46km**



**1/15 COLIN COURT
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price Sold Date **14-Jul-23**

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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