

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

4/7 MARTELL 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

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

House

Suburb

Broadmeadows

Period-from

01 Mar 2023

to

29 Feb 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

2/7 MARTELL STREET BROADMEADOWS VIC 3047	\$425,000	06-Oct-23
5/3 KORONG COURT BROADMEADOWS VIC 3047	\$400,000	14-Dec-23
3/3 REGINALD COURT BROADMEADOWS VIC 3047	\$398,000	14-Dec-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: 04 March 2024

**2/7 MARTELL STREET
BROADMEADOWS VIC 3047**

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Sold Price **\$425,000** Sold Date **06-Oct-23**Distance **0.02km****5/3 KORONG COURT
BROADMEADOWS VIC 3047**

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Sold Price **\$400,000** Sold Date **14-Dec-23**Distance **0.5km****3/3 REGINALD COURT
BROADMEADOWS VIC 3047**

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Sold Price **\$398,000** Sold Date **14-Dec-23**Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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