

## 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 KERANG 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Other

Suburb

Broadmeadows

Period-from

01 Dec 2022

to

30 Nov 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

8 PARIS ROAD BROADMEADOWS VIC 3047	\$605,000	13-Sep-23
5 RODNEY COURT BROADMEADOWS VIC 3047	\$585,000	03-Aug-23
66 WARANGA CRESCENT BROADMEADOWS VIC 3047	\$590,000	12-Aug-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: 14 December 2023

Richard Ali  
P 0393002344  
M 0411525506  
E rali@barryplant.com.au

**8 PARIS ROAD BROADMEADOWS  
VIC 3047**

3 1 -

Sold Price **\$605,000** Sold Date **13-Sep-23**

Distance **0.45km**

**5 RODNEY COURT  
BROADMEADOWS VIC 3047**

3 1 4

Sold Price **\$585,000** Sold Date **03-Aug-23**

Distance **0.12km**

**66 WARANGA CRESCENT  
BROADMEADOWS VIC 3047**

6 2 2

Sold Price **\$590,000** Sold Date **12-Aug-23**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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