

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 43 Gibson Street, Broadmeadows Vic 3047

Indicative selling price

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

Range between \$390,000 & \$429,000

Median sale price

Median price \$562,000 Property Type House Suburb Broadmeadows

Period - From 27/02/2023 to 26/02/2024 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	36 Holberry St BROADMEADOWS 3047	\$427,000	17/02/2024
2	27 Blair St BROADMEADOWS 3047	\$405,000	10/11/2023
3	355 Camp Rd BROADMEADOWS 3047	\$392,000	29/09/2023

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: 27/02/2024 16:19



Property Type: Strata
Unit/Townhouse - Conjoined
Land Size: 252 sqm approx
Agent Comments

Indicative Selling Price

\$390,000 - \$429,000

Median House Price

27/02/2023 - 26/02/2024: \$562,000

Comparable Properties



36 Holberry St BROADMEADOWS 3047 (REI) Agent Comments



Price: \$427,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 246 sqm approx



27 Blair St BROADMEADOWS 3047 (REI) Agent Comments



Price: \$405,000
Method: Private Sale
Date: 10/11/2023
Property Type: House
Land Size: 315 sqm approx



355 Camp Rd BROADMEADOWS 3047 (REI) Agent Comments



Price: \$392,000
Method: Sold Before Auction
Date: 29/09/2023
Property Type: House (Res)