

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

46 RIPPLEBROOK DRIVE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

House

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

24 KATUNGA CRESCENT BROADMEADOWS VIC 3047	\$565,000	04-Jul-23
47 KATUNGA CRESCENT BROADMEADOWS VIC 3047	\$560,000	25-Mar-23
3 WINTON COURT BROADMEADOWS VIC 3047	\$600,000	15-Sep-23

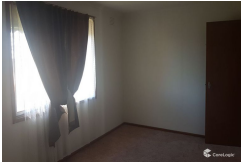
OR

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: 21 September 2023



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**24 KATUNGA CRESCENT
BROADMEADOWS VIC 3047**

3 1 2

Sold Price **\$565,000** Sold Date **04-Jul-23**

Distance **0.67km**



**47 KATUNGA CRESCENT
BROADMEADOWS VIC 3047**

3 1 2

Sold Price **\$560,000** Sold Date **25-Mar-23**

Distance **0.92km**



**3 WINTON COURT
BROADMEADOWS VIC 3047**

3 2 4

Sold Price ^{RS} **\$600,000** Sold Date **15-Sep-23**

Distance **1.23km**

RS = Recent sale UN = Undisclosed Sale

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