

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 48 Railway Crescent, Broadmeadows Vic 3047

Indicative selling price

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

Range between \$795,000 & \$870,000

Median sale price

Median price \$550,000 Property Type House Suburb Broadmeadows

Period - From 01/07/2023 to 30/09/2023 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	10-12 Dacelo Av BROADMEADOWS 3047	\$980,000	31/07/2023
2	37-39 Congram St BROADMEADOWS 3047	\$750,000	06/11/2023
3			

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: 21/11/2023 17:02



Rooms: 5

Property Type: House

Land Size: 1068 sqm approx

Agent Comments

Comparable Properties



10-12 Dacelo Av BROADMEADOWS 3047 (REI) **Agent Comments**



Price: \$980,000

Method: Private Sale

Date: 31/07/2023

Rooms: 5

Property Type: House (Res)

Land Size: 1299 sqm approx



37-39 Congram St BROADMEADOWS 3047 (REI) **Agent Comments**



Price: \$750,000

Method: Private Sale

Date: 06/11/2023

Property Type: House

Land Size: 975 sqm approx

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.