

## 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

52 ELECTRIC STREET 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

\$490,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$563,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Apr 2023

to

31 Mar 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

19 ERNEST STREET BROADMEADOWS VIC 3047	\$535,000	27-Jan-24
236 WIDFORD STREET BROADMEADOWS VIC 3047	\$490,000	09-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: 24 April 2024



**19 ERNEST STREET  
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$535,000** Sold Date **27-Jan-24**

Distance **1.05km**



**236 WIDFORD STREET  
BROADMEADOWS VIC 3047**

1 1 1

Sold Price **\$490,000** Sold Date **09-Dec-23**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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