

# 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 76 Kitchener 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)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$528,500 Property Type House Suburb Broadmeadows

Period - From 01/01/2024 to 31/03/2024 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	8 Warnock St BROADMEADOWS 3047	\$550,000	26/03/2024
2	12 Marong Ct BROADMEADOWS 3047	\$550,000	13/02/2024
3	31 Gerbert St BROADMEADOWS 3047	\$540,000	25/11/2023

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: 30/04/2024 08:52



**Rooms:** 5

**Property Type:** House

**Land Size:** 619 sqm approx

Agent Comments

**Indicative Selling Price**

\$500,000 - \$550,000

**Median House Price**

March quarter 2024: \$528,500

## Comparable Properties



**8 Warnock St BROADMEADOWS 3047 (REI)**

Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 26/03/2024

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**12 Marong Ct BROADMEADOWS 3047 (REI)**

Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 13/02/2024

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 700 sqm approx



**31 Gerbert St BROADMEADOWS 3047 (REI)**

Agent Comments



**Price:** \$540,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House (Res)