

## 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

81 DIMBOOLA ROAD 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 \$500,000 & \$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price  Property type  Suburb   
Period-from  to  Source

### 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
75 DIMBOOLA ROAD BROADMEADOWS VIC 3047	\$516,000	10-Feb-24
52 ELECTRIC ST, BROADMEADOWS VIC 3047	\$552	25-May-24
23 NATHALIA ST, BROADMEADOWS VIC 3047	\$520	13-May-24

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.

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Michael Sassine  
 M 0421023243  
 E msassine@ypa.com.au



**75 DIMBOOLA ROAD  
 BROADMEADOWS VIC 3047**

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Sold Price **\$516,000** Sold Date **10-Feb-24**

Distance **0.05km**

**RS = Recent sale      UN = Undisclosed Sale**

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