

## 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

9 REGINALD COURT 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

\$670,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,500

Property type

House

Suburb

Broadmeadows

Period-from

01 Feb 2023

to

31 Jan 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

18 HEYWOOD CRESCENT BROADMEADOWS VIC 3047	\$680,000	22-Dec-23
4 KERANG COURT BROADMEADOWS VIC 3047	\$657,000	27-Jan-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.

This Statement of Information was prepared on: 14 February 2024

**18 HEYWOOD CRESCENT  
BROADMEADOWS VIC 3047**

3 1 2

Sold Price <sup>RS</sup> **\$680,000** Sold Date **22-Dec-23**Distance **1.94km****4 KERANG COURT  
BROADMEADOWS VIC 3047**

3 1 2

Sold Price <sup>RS</sup> **\$657,000** Sold Date **27-Jan-24**Distance **1.12km****RS** = Recent sale**UN** = Undisclosed Sale

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