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	4/33 NEPEAN STREET BROADMEADOWS VIC 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$390,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Aug 2022	to	31 Jul 2023	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
4A BITTERN STREET BROADMEADOWS VIC 3047	$335,000	25-Jun-23
11/26 GLENLITTA AVENUE BROADMEADOWS VIC 3047	$328,000	05-Apr-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: 03 August 2023

Richard Ali
P 0393002344
M 0411525506
E rali@barryplant.com.au



4A BITTERN STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price RS **$335,000** Sold Date **25-Jun-23**

Distance **1.97km**



11/26 GLENLITTA AVENUE BROADMEADOWS VIC 3047

2 1 1

Sold Price **$328,000** Sold Date **05-Apr-23**

Distance **1.85km**

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

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