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	1 ELLIOTT AVENUE 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~~		or range between	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$430,000	Property type	Unit	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
2 GERBERT STREET BROADMEADOWS VIC 3047	$525,000	22-Mar-24
42 GERBERT STREET BROADMEADOWS VIC 3047	$504,000	16-Feb-24
75 DIMBOOLA ROAD BROADMEADOWS VIC 3047	$516,000	10-Feb-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: 15 April 2024

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



2 GERBERT STREET BROADMEADOWS VIC 3047

3 1 -

Sold Price RS **$525,000** UN Sold Date **22-Mar-24**

Distance **0.54km**



42 GERBERT STREET BROADMEADOWS VIC 3047

3 1 2

Sold Price RS **$504,000** Sold Date **16-Feb-24**

Distance **0.62km**



75 DIMBOOLA ROAD BROADMEADOWS VIC 3047

3 1 -

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

Distance **2.47km**

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

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