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	3 OPHIR 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~~		or range between	$550,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$560,000	Property type	House	Suburb	Broadmeadows
Period-from	01 Mar 2023	to	29 Feb 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
414 CAMP ROAD BROADMEADOWS VIC 3047	$525,000	03-Mar-24
42 GERBERT STREET BROADMEADOWS VIC 3047	$504,000	16-Feb-24
22 ELLIOTT AVENUE BROADMEADOWS VIC 3047	$547,000	22-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.~~

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414 CAMP ROAD BROADMEADOWS VIC 3047

3 1 1

Sold Price RS $525,000 Sold Date 03-Mar-24

Distance 1.31km



42 GERBERT STREET BROADMEADOWS VIC 3047

3 1 2

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

Distance 0.71km



22 ELLIOTT AVENUE BROADMEADOWS VIC 3047

3 1 2

Sold Price $547,000 Sold Date 22-Jan-24

Distance 0.18km

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

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