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<br>Including suburb and postcode | 95 Waranga Crescent, Broadmeadows 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 $530,000 | & $560,000

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $550,000 | Property type | *House* | Suburb | Broadmeadows |
| Period - From | 01/10/20 | to | 31/01/21 | Source | Corelogic / RPData |

## 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 six 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 |
|---|---|---|
| 1 – 31 Blair Street, Broadmeadows | $550,000 | 07/09/20 |
| 2 – 13 Bicknell Court, Broadmeadows | $530,000 | 31/08/20 |
| 3 – 303 Camp Road, Broadmeadows | $568,000 | 01/12/20 |

**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 six months.~~

This Statement of Information was prepared on: 21 January 2021