Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	40 GOSFORD CRESCENT 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	$399,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$558,750	Property type	House	Suburb	Broadmeadows
Period-from	01 Nov 2020	to	31 Oct 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
42A OPHIR STREET BROADMEADOWS VIC 3047	$410,000	17-Mar-21
1/10 MEREDITH STREET BROADMEADOWS VIC 3047	$390,000	18-May-21
1/54 MEREDITH STREET BROADMEADOWS VIC 3047	$370,000	20-Aug-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 19 November 2021

CONSUMER AFFAIRS VICTORIA

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42A OPHIR STREET BROADMEADOWS VIC 3047

3 1 3

Sold Price **$410,000** Sold Date **17-Mar-21**

Distance **-**



1/10 MEREDITH STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price **$390,000** Sold Date **18-May-21**

Distance **-**



1/54 MEREDITH STREET BROADMEADOWS VIC 3047

3 1 1

Sold Price **$370,000** Sold Date **20-Aug-21**

Distance **0.78km**

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

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