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	1/11 SMILEY ROAD 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	$460,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$454,000	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Mar 2022	to	28 Feb 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
3/98 KITCHENER STREET BROADMEADOWS VIC 3047	$439,000	23-Feb-23
4/108 LAHINCH STREET BROADMEADOWS VIC 3047	$430,000	08-Feb-23
1/295 CAMP ROAD BROADMEADOWS VIC 3047	$457,000	10-Oct-22

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: 14 March 2023

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3/98 KITCHENER STREET BROADMEADOWS VIC 3047

3 1 1

Sold Price RS **$439,000** Sold Date **23-Feb-23**

Distance **0.98km**



4/108 LAHINCH STREET BROADMEADOWS VIC 3047

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Sold Price RS **$430,000** Sold Date **08-Feb-23**

Distance **0.79km**



1/295 CAMP ROAD BROADMEADOWS VIC 3047

3 2 2

Sold Price **$457,000** Sold Date **10-Oct-22**

Distance **0.4km**

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

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