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 | 4 LAFFAN COURT 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 | $500,000 | & | $550,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $593,750 | Property type | House | Suburb | Broadmeadows |
| Period-from | 01 Jun 2022 | to | 31 May 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 |
|---|---|---|
| 7 TALGARNO STREET BROADMEADOWS VIC 3047 | $510,000 | 01-Apr-23 |
| 24 ROSEBUD CRESCENT BROADMEADOWS VIC 3047 | $530,000 | 15-Apr-23 |
| 44 RIPPLEBROOK DRIVE BROADMEADOWS VIC 3047 | $526,000 | 25-Feb-23 |

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: 27 June 2023

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**7 TALGARNO STREET BROADMEADOWS VIC 3047**

3 1 2

Sold Price **$510,000** Sold Date **01-Apr-23**

Distance **1.92km**



**24 ROSEBUD CRESCENT BROADMEADOWS VIC 3047**

3 1 1

Sold Price RS **$530,000** Sold Date **15-Apr-23**

Distance **2.26km**



**44 RIPPLEBROOK DRIVE BROADMEADOWS VIC 3047**

3 1 2

Sold Price **$526,000** Sold Date **25-Feb-23**

Distance **2.29km**

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

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