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	5/49 GIBSON 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	$420,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Jan 2023	to	31 Dec 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
2/278 CAMP ROAD BROADMEADOWS VIC 3047	$416,000	16-Jan-24
3/16 WARANGA CRESCENT BROADMEADOWS VIC 3047	$450,000	09-Jan-24
5/3 KORONG COURT BROADMEADOWS VIC 3047	$400,000	14-Dec-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: 25 January 2024

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2/278 CAMP ROAD BROADMEADOWS VIC 3047

2 1 1

Sold Price RS **$416,000** Sold Date **16-Jan-24**

Distance **1.29km**



3/16 WARANGA CRESCENT BROADMEADOWS VIC 3047

2 1 1

Sold Price RS **$450,000** UN Sold Date **09-Jan-24**

Distance **1.17km**



5/3 KORONG COURT BROADMEADOWS VIC 3047

2 1 1

Sold Price RS **$400,000** Sold Date **14-Dec-23**

Distance **0.8km**

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

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