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	3/11 BLAIR 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	&	$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$422,500	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Oct 2023	to	31 Dec 2023	Source	REIV

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
3/3 REGINALD COURT BROADMEADOWS VIC 3047	$398,000	19-Dec-23
2/13 DUNN STREET BROADMEADOWS VIC 3047	$430,000	07-Dec-23
3/187 WIDFORD STREET BROADMEADOWS VIC 3047	$389,100	25-Nov-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: 10 January 2024