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	3/12 ANNE 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$430,000	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Apr 2023	to	31 Mar 2024	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
36 JACANA AVENUE BROADMEADOWS VIC 3047	$410,000	06-Apr-24
4/20-22 NICHOLAS STREET BROADMEADOWS VIC 3047	$460,000	10-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: 20 April 2024

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36 JACANA AVENUE BROADMEADOWS VIC 3047

3 1 1

Sold Price RS **$410,000** Sold Date **06-Apr-24**

Distance **0.94km**



4/20-22 NICHOLAS STREET BROADMEADOWS VIC 3047

3 1 2

Sold Price **$460,000** Sold Date **10-Dec-23**

Distance **1.39km**

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

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