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 MEREDITH 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	$380,000	&	$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$420,000	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Jun 2023	to	31 May 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
2/33 NEPEAN STREET BROADMEADOWS VIC 3047	$380,000	25-Mar-24
3/33 NEPEAN STREET BROADMEADOWS VIC 3047	$380,000	25-Mar-24
3/93 LAHINCH STREET BROADMEADOWS VIC 3047	$388,000	02-Mar-24

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: 07 June 2024

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2/33 NEPEAN STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price **$380,000** Sold Date **25-Mar-24**

Distance **0.33km**



3/33 NEPEAN STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price RS **$380,000** Sold Date **25-Mar-24**

Distance **0.32km**



3/93 LAHINCH STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price **$388,000** Sold Date **02-Mar-24**

Distance **0.39km**

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

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