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	4 HOUSDEN 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	$480,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	House	Suburb	Broadmeadows
Period-from	01 Sep 2023	to	31 Aug 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
3/15 COLIN COURT BROADMEADOWS VIC 3047	$470,000	22-Jun-24
2/21 ERNEST STREET BROADMEADOWS VIC 3047	$437,500	06-Jul-24
1/82 GRAHAM STREET BROADMEADOWS VIC 3047	$430,000	11-May-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: 11 September 2024

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3/15 COLIN COURT BROADMEADOWS VIC 3047

2 1 1

Sold Price **$470,000** Sold Date **22-Jun-24**

Distance **0.72km**

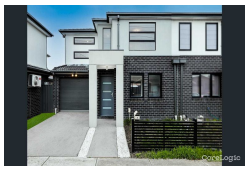


2/21 ERNEST STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price **$437,500** Sold Date **06-Jul-24**

Distance **0.39km**



1/82 GRAHAM STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price **$430,000** Sold Date **11-May-24**

Distance **0.46km**

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

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