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	2/100 WARANGA CRESCENT 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	$570,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$573,000	Property type	House	Suburb	Broadmeadows
Period-from	01 Jan 2024	to	31 Dec 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
2/85 LAHINCH STREET BROADMEADOWS VIC 3047	$533,000	25-Jul-24
2/36 CONGRAM STREET BROADMEADOWS VIC 3047	$515,000	24-Sep-24
4/13 BLAIR STREET BROADMEADOWS VIC 3047	$520,000	26-Jul-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: 06 January 2025

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2/85 LAHINCH STREET BROADMEADOWS VIC 3047

3 1 2

Sold Price **$533,000** Sold Date **25-Jul-24**

Distance **0.7km**



2/36 CONGRAM STREET BROADMEADOWS VIC 3047

3 1 1

Sold Price **$515,000** Sold Date **24-Sep-24**

Distance **0.84km**



4/13 BLAIR STREET BROADMEADOWS VIC 3047

3 1 2

Sold Price **$520,000** Sold Date **26-Jul-24**

Distance **0.3km**

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

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