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	2/52 JACANA AVENUE 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	$435,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$422,500	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Dec 2023	to	30 Nov 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
2/124 CUTHBERT STREET BROADMEADOWS VIC 3047	$442,500	16-Dec-24
2/21 ERNEST STREET BROADMEADOWS VIC 3047	$437,500	06-Jul-24
4/34 NEPEAN STREET BROADMEADOWS VIC 3047	$410,000	10-Sep-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: 19 December 2024

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2/124 CUTHBERT STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price RS **$442,500** Sold Date **16-Dec-24**

Distance **0.55km**

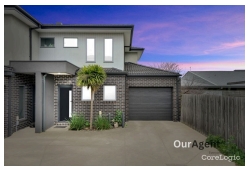


2/21 ERNEST STREET BROADMEADOWS VIC 3047

2 1 1

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

Distance **0.58km**



4/34 NEPEAN STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price **$410,000** Sold Date **10-Sep-24**

Distance **0.57km**

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

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