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 COOPER 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	$590,000	&	$630,000

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
4 STEVENSON STREET BROADMEADOWS VIC 3047	$600,000	12-Jul-24
42 WARANGA CRESCENT BROADMEADOWS VIC 3047	$630,000	05-May-24
10 NATHALIA STREET BROADMEADOWS VIC 3047	$593,000	23-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: 24 September 2024

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4 STEVENSON STREET BROADMEADOWS VIC 3047

3 1 1

Sold Price **$600,000** Sold Date **12-Jul-24**

Distance **0.39km**



42 WARANGA CRESCENT BROADMEADOWS VIC 3047

3 1 2

Sold Price **$630,000** Sold Date **05-May-24**

Distance **0.89km**



10 NATHALIA STREET BROADMEADOWS VIC 3047

3 1 1

Sold Price RS **$593,000** Sold Date **23-May-24**

Distance **1.95km**

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

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