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	3/20-22 NICHOLAS 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$430,000	Property type	Unit	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
4/1 MARLO COURT BROADMEADOWS VIC 3047	$500,000	04-Nov-24
2/20 GRAHAM STREET BROADMEADOWS VIC 3047	$530,000	30-Oct-24
2/44 GRAHAM STREET BROADMEADOWS VIC 3047	$505,000	18-Oct-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: 20 January 2025

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4/1 MARLO COURT BROADMEADOWS VIC 3047

3 1 1

Sold Price **$500,000** Sold Date **04-Nov-24**

Distance **0.03km**



2/20 GRAHAM STREET BROADMEADOWS VIC 3047

3 3 1

Sold Price **$530,000** Sold Date **30-Oct-24**

Distance **1.44km**



2/44 GRAHAM STREET BROADMEADOWS VIC 3047

3 2 2

Sold Price **$505,000** Sold Date **18-Oct-24**

Distance **1.32km**

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

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