

## 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

2/12 Anne Court Broadmeadows VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$393,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Feb 2019

to

31 Jan 2020

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

4/3 Alexander Court Broadmeadows VIC 3047	\$376,000	21-Dec-19
2/27 Kitchener Street Broadmeadows VIC 3047	\$395,000	05-Oct-19
1/203 Widford Street Broadmeadows VIC 3047	\$410,000	10-Jul-19

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: 13 February 2020



**4/3 Alexander Court  
Broadmeadows VIC 3047**

3 1 1

Sold Price **\$376,000** Sold Date **21-Dec-19**

Distance **0.43km**



**2/27 Kitchener Street  
Broadmeadows VIC 3047**

3 1 1

Sold Price **\$395,000** Sold Date **05-Oct-19**

Distance **0.54km**



**1/203 Widford Street  
Broadmeadows VIC 3047**

3 1 1

Sold Price **\$410,000** Sold Date **10-Jul-19**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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