

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

2/33 STANHOPE 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

\$365,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jul 2023

to

30 Jun 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

2/33 NEPEAN STREET BROADMEADOWS VIC 3047	\$380,000	25-Mar-24
3/33 NEPEAN STREET BROADMEADOWS VIC 3047	\$380,000	25-Mar-24
3/12 MEREDITH STREET BROADMEADOWS VIC 3047	\$385,000	01-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: 31 July 2024



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**2/33 NEPEAN STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$380,000** Sold Date **25-Mar-24**

Distance **0.47km**



**3/33 NEPEAN STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price ^{RS} **\$380,000** Sold Date **25-Mar-24**

Distance **0.48km**



**3/12 MEREDITH STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price ^{RS} **\$385,000** Sold Date **01-Jul-24**

Distance **0.78km**

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

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