

# 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 3/34 Stanhope Street, Broadmeadows, VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$400,000 & \$440,000

### Median sale price

Median price \$422,500 Property Type House Suburb Broadmeadows (3047)  
Period - From 01/02/2024 to 31/08/2024 Source Corelogic

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
3/24 CONGRAM STREET, BROADMEADOWS VIC 3047	\$415,000	28/07/2024
3/12 ANNE COURT, BROADMEADOWS VIC 3047	\$400,000	07/06/2024
2/327 CAMP ROAD, BROADMEADOWS VIC 3047	\$400,000	11/07/2024

This Statement of Information was prepared on: 16/09/2024