

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

19 Bicknell Court, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$580,000

&

\$638,000

Median sale price

Median price

\$620,000

House

X

Unit

Suburb

Broadmeadows

Period - From

01/10/2017

to

31/12/2017

Source

REIV

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 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
1	46 Holberry St BROADMEADOWS 3047	\$682,500	24/02/2018
2	92 Bindi St GLENROY 3046	\$629,000	24/02/2018
3	30 Gosford Cr BROADMEADOWS 3047	\$600,000	04/04/2018

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 six months.



3 1 0

Rooms:
Property Type: House
Land Size: 626 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$638,000
Median House Price
December quarter 2017: \$620,000

Comparable Properties



46 Holberry St BROADMEADOWS 3047 (REI) Agent Comments

3 1 1

Price: \$682,500
Method: Auction Sale
Date: 24/02/2018
Rooms: 4
Property Type: House (Res)
Land Size: 634 sqm approx



92 Bindi St GLENROY 3046 (REI) Agent Comments

3 1 1

Price: \$629,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 665 sqm approx



30 Gosford Cr BROADMEADOWS 3047 (REI) Agent Comments

3 1 2

Price: \$600,000
Method: Sold Before Auction
Date: 04/04/2018
Rooms: -
Property Type: House