

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

36 Meredith Street, Broadmeadows Vic 3047

Indicative selling price

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

Range between

\$550,000

&

\$605,000

Median sale price

Median price

\$570,000

Property Type

House

Suburb

Broadmeadows

Period - From

15/12/2023

to

14/12/2024

Source

Property Data

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	42 Gerbert St BROADMEADOWS 3047	\$555,000	14/11/2024
2	30 Gosford Cr BROADMEADOWS 3047	\$565,000	02/11/2024
3	11 Cuthbert St BROADMEADOWS 3047	\$620,000	23/10/2024

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.~~

This Statement of Information was prepared on:

15/12/2024 14:57

36 Meredith Street, Broadmeadows Vic 3047

**Stockdale
& Leggo**

Mark Imbesi

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Indicative Selling Price

\$550,000 - \$605,000

Median House Price

15/12/2023 - 14/12/2024: \$570,000



2 1 1

Rooms: 4

Property Type: House

Land Size: 693 sqm approx

Agent Comments

Comparable Properties



42 Gerbert St BROADMEADOWS 3047 (REI)

Agent Comments

3 1 1

Price: \$555,000

Method: Private Sale

Date: 14/11/2024

Property Type: House (Res)

Land Size: 647 sqm approx



30 Gosford Cr BROADMEADOWS 3047 (REI)

Agent Comments

3 1 2

Price: \$565,000

Method: Private Sale

Date: 02/11/2024

Property Type: House (Res)

Land Size: 602 sqm approx



11 Cuthbert St BROADMEADOWS 3047 (REI)

Agent Comments

3 1 2

Price: \$620,000

Method: Private Sale

Date: 23/10/2024

Property Type: House (Res)

Land Size: 694 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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