

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

7 TYABB COURT 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

or range
between

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,500

Property type

House

Suburb

Broadmeadows

Period-from

01 Jul 2024

to

30 Jun 2025

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

3 HASTINGS CRESCENT BROADMEADOWS VIC 3047	\$636,000	26-May-25
7 HASTINGS CRESCENT BROADMEADOWS VIC 3047	\$600,000	14-May-25
6 ROSEBUD CRESCENT BROADMEADOWS VIC 3047	\$620,000	08-Apr-25

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: 18 July 2025



**3 HASTINGS CRESCENT
BROADMEADOWS VIC 3047**

3 1 1

Sold Price ^{RS} **\$636,000** Sold Date **26-May-25**

Distance **0.14km**



**7 HASTINGS CRESCENT
BROADMEADOWS VIC 3047**

3 1 1

Sold Price **\$600,000** Sold Date **14-May-25**

Distance **0.17km**



**6 ROSEBUD CRESCENT
BROADMEADOWS VIC 3047**

3 1 2

Sold Price **\$620,000** Sold Date **08-Apr-25**

Distance **0.28km**

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

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