

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2/45 Nepean Street, BROADMEADOWS 3047

Unit



2 beds



2 baths



1 parking

### Indicative selling price

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

## Range from \$330,000 - \$345,000

### Median sale price

Median Unit for **BROADMEADOWS** for period **May 2016 - Apr 2017**  
Sourced from **RP Data**.

## \$330,000

### Comparable property sales

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 the most comparable to the property for sale.

**3/100 Waranga Crescent,** Price **\$347,000** Sold 19 March 2017  
Broadmeadows 3047

**2/426 Camp Road,** Price **\$340,000** Sold 04 May 2017  
Broadmeadows 3047

**4/2 Blair Street,** Price **\$335,000** Sold 10 July 2017  
Broadmeadows 3047

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

### Contact agents

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