

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

1/10 GRAHAM STREET 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Sep 2022

to

31 Aug 2023

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

3/10 MEREDITH STREET BROADMEADOWS VIC 3047	\$360,000	07-Jun-23
2/69 CUTHBERT STREET BROADMEADOWS VIC 3047	\$400,000	25-May-23
2/24 LAHINCH STREET BROADMEADOWS VIC 3047	\$350,000	01-Apr-23

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: 06 September 2023



**3/10 MEREDITH STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$360,000** Sold Date **07-Jun-23**

Distance **0.66km**



**2/69 CUTHBERT STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$400,000** Sold Date **25-May-23**

Distance **0.87km**



**2/24 LAHINCH STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$350,000** Sold Date **01-Apr-23**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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