

## 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

1/118 CUTHBERT STREET BROADMEADOWS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$315,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/7 CUTHBERT STREET BROADMEADOWS VIC 3047	\$350,000	28-Nov-23
5/7 CUTHBERT STREET BROADMEADOWS VIC 3047	\$390,000	16-Nov-23
2/274 CAMP ROAD BROADMEADOWS VIC 3047	\$346,500	28-Oct-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: 15 February 2024



Luke Albioli  
P 03 9338 7111  
M 0403 700 003  
E luke@ypa.com.au



**2/7 CUTHBERT STREET  
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$350,000** Sold Date **28-Nov-23**

Distance **0.94km**



**5/7 CUTHBERT STREET  
BROADMEADOWS VIC 3047**

1 1 1

Sold Price **\$390,000** Sold Date **16-Nov-23**

Distance **0.95km**



**2/274 CAMP ROAD  
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$346,500** Sold Date **28-Oct-23**

Distance **0.99km**

RS = Recent sale      UN = Undisclosed Sale

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