

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

2/1 HAMILTON 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Aug 2022

to

31 Jul 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

2/1A KEITH CRESCENT BROADMEADOWS VIC 3047	\$475,000	11-Apr-23
17 LONDON ROAD BROADMEADOWS VIC 3047	\$500,000	22-Jul-23
3/141 CUTHBERT STREET BROADMEADOWS VIC 3047	\$530,000	23-Feb-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: 01 August 2023

**2/1A KEITH CRESCENT
BROADMEADOWS VIC 3047**

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Sold Price **\$475,000** Sold Date **11-Apr-23**Distance **2.4km****17 LONDON ROAD
BROADMEADOWS VIC 3047**

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Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **22-Jul-23**Distance **1.52km****3/141 CUTHBERT STREET
BROADMEADOWS VIC 3047**

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Sold Price **\$530,000** Sold Date **23-Feb-23**Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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