

## 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

2/13 DUNN 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

or range  
between

\$465,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$582,500

Property type

House

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

2/4 DUNN STREET BROADMEADOWS VIC 3047	\$480,000	17-Feb-23
1/145 GRAHAM STREET BROADMEADOWS VIC 3047	\$450,000	23-Apr-23
1/36 ELLIOTT AVENUE BROADMEADOWS VIC 3047	\$460,000	09-Jun-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: 07 August 2023



**2/4 DUNN STREET  
 BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$480,000** Sold Date **17-Feb-23**

Distance **0.11km**



**1/145 GRAHAM STREET  
 BROADMEADOWS VIC 3047**

 2  2  1

Sold Price **\$450,000** Sold Date **23-Apr-23**

Distance **0.17km**



**1/36 ELLIOTT AVENUE  
 BROADMEADOWS VIC 3047**

 2  2  2

Sold Price <sup>RS</sup> **\$460,000** Sold Date **09-Jun-23**

Distance **1.04km**

RS = Recent sale      UN = Undisclosed Sale

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