

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

2/4 SEYMOUR 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

\$487,000

&

\$527,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jul 2022

to

30 Jun 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

3/141 CUTHBERT STREET BROADMEADOWS VIC 3047	\$530,000	23-Feb-23
30 COOPER STREET BROADMEADOWS VIC 3047	\$505,000	14-Mar-23
3/11 SMILEY ROAD BROADMEADOWS VIC 3047	\$520,000	16-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: 10 July 2023



**3/141 CUTHBERT STREET
BROADMEADOWS VIC 3047**

 3  2  1

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

Distance **0.12km**



**30 COOPER STREET
BROADMEADOWS VIC 3047**

 3  2  2

Sold Price **\$505,000** Sold Date **14-Mar-23**

Distance **0.69km**



**3/11 SMILEY ROAD
BROADMEADOWS VIC 3047**

 3  2  1

Sold Price **\$520,000** Sold Date **16-Apr-23**

Distance **1.11km**

RS = Recent sale UN = Undisclosed Sale

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