

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

2/43 CUTHBERT 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jun 2023

to

31 May 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

3/39 GRAHAM STREET BROADMEADOWS VIC 3047	\$560,000	28-Mar-24
1/3 EVANS COURT BROADMEADOWS VIC 3047	\$545,000	16-Jan-24
3/10 COLIN COURT BROADMEADOWS VIC 3047	\$550,000	23-Jan-24

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: 13 June 2024

**3/39 GRAHAM STREET
BROADMEADOWS VIC 3047**

3 2 1

Sold Price ^{RS} **\$560,000** Sold Date **28-Mar-24**Distance **0.82km****1/3 EVANS COURT
BROADMEADOWS VIC 3047**

3 2 1

Sold Price **\$545,000** Sold Date **16-Jan-24**Distance **0.98km****3/10 COLIN COURT
BROADMEADOWS VIC 3047**

3 2 1

Sold Price **\$550,000** Sold Date **23-Jan-24**Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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