

## 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

25 CAVENDISH 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

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Broadmeadows

Period-from

01 May 2023

to

30 Apr 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

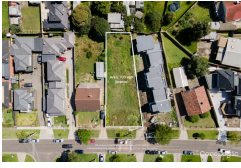
|  |           |           |
|--|-----------|-----------|
| 70 CUTHBERT STREET BROADMEADOWS VIC 3047 | \$520,000 | 21-Feb-24 |
| 215 WIDFORD STREET BROADMEADOWS VIC 3047 | \$486,000 | 31-Jan-24 |
|  |           |           |

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: 09 May 2024

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**70 CUTHBERT STREET  
BROADMEADOWS VIC 3047**

 -  -  -

Sold Price <sup>RS</sup> **\$520,000** <sup>UN</sup> Sold Date **21-Feb-24**

Distance **1.57km**



**215 WIDFORD STREET  
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$486,000** Sold Date **31-Jan-24**

Distance **1.63km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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