

## 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

4 HOUSDEN 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

\$475,000

&

\$495,000

### 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

1/82 GRAHAM STREET BROADMEADOWS VIC 3047	\$430,000	11-May-24
2/203 WIDFORD STREET BROADMEADOWS VIC 3047	\$485,000	22-Apr-24
1/95-97 LAHINCH STREET BROADMEADOWS VIC 3047	\$470,000	20-Mar-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: 28 June 2024

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**1/82 GRAHAM STREET  
BROADMEADOWS VIC 3047**

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Sold Price

<sup>RS</sup>**\$430,000**

Sold Date

**11-May-24**

Distance

**0.46km****2/203 WIDFORD STREET  
BROADMEADOWS VIC 3047**

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Sold Price

**\$485,000**

Sold Date

**22-Apr-24**

Distance

**0.57km****1/95-97 LAHINCH STREET  
BROADMEADOWS VIC 3047**

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Sold Price

<sup>RS</sup>**\$470,000**

Sold Date

**20-Mar-24**

Distance

**0.84km****RS** = Recent sale**UN** = Undisclosed Sale

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