

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

1/69 GIBSON 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

\$450,000

or range
between

&

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

| | | |
|---|-----------|-----------|
| 1/9 CUTHBERT STREET BROADMEADOWS VIC 3047 | \$470,000 | 29-May-24 |
| 43 GIBSON STREET BROADMEADOWS VIC 3047 | \$430,000 | 08-Apr-24 |
| 36 HOLBERRY STREET BROADMEADOWS VIC 3047 | \$427,000 | 17-Feb-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: 21 June 2024

**1/9 CUTHBERT STREET
BROADMEADOWS VIC 3047**

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Sold Price ^{RS} **\$470,000** Sold Date **29-May-24**Distance **1.29km****43 GIBSON STREET
BROADMEADOWS VIC 3047**

3 1 2

Sold Price ^{RS} **\$430,000** Sold Date **08-Apr-24**Distance **0.2km****36 HOLBERRY STREET
BROADMEADOWS VIC 3047**

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Sold Price **\$427,000** Sold Date **17-Feb-24**Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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