

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

71 GRAHAM 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

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Apr 2023

to

31 Mar 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

11 KEITH CRESCENT BROADMEADOWS VIC 3047	\$555,000	06-Apr-24
22 ELLIOTT AVENUE BROADMEADOWS VIC 3047	\$547,000	22-Jan-24
3 OPHIR STREET BROADMEADOWS VIC 3047	\$567,500	09-Apr-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: 29 April 2024



11 KEITH CRESCENT BROADMEADOWS VIC 3047

3 1 4

Sold Price ^{RS} **\$555,000** Sold Date **06-Apr-24**

Distance **0.12km**



22 ELLIOTT AVENUE BROADMEADOWS VIC 3047

3 1 2

Sold Price **\$547,000** Sold Date **22-Jan-24**

Distance **0.35km**



3 OPHIR STREET BROADMEADOWS VIC 3047

3 1 1

Sold Price ^{RS} **\$567,500** Sold Date **09-Apr-24**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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