

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

2/60 Kitchener 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

\$415,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$554,750

Property type

Other

Suburb

Broadmeadows

Period-from

01 Nov 2019

to

31 Oct 2020

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

1/233 Widford Street Broadmeadows VIC 3047	\$420,000	11-Jun-20
1 Cooper Street Broadmeadows VIC 3047	\$445,000	26-Oct-20
4/15 Colin Court Broadmeadows VIC 3047	\$418,000	08-Oct-20

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: 10 November 2020

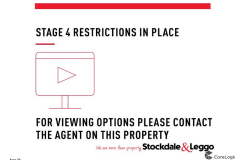


**1/233 Widford Street
Broadmeadows VIC 3047**

 2  1  1

Sold Price **\$420,000** Sold Date **11-Jun-20**

Distance **0.6km**



1 Cooper Street Broadmeadows VIC 3047

 2  2  1

Sold Price ^{RS} **\$445,000** Sold Date **26-Oct-20**

Distance **0.63km**



**4/15 Colin Court Broadmeadows
VIC 3047**

 2  1  1

Sold Price ^{RS} **\$418,000** Sold Date **08-Oct-20**

Distance **1.36km**

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

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