

## 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

11A OPHIR 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

\$535,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Other

Suburb

Broadmeadows

Period-from

01 Aug 2021

to

31 Jul 2022

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

2/20 GRAHAM STREET BROADMEADOWS VIC 3047	\$535,000	04-Aug-22
1/3 WEDDING COURT BROADMEADOWS VIC 3047	\$562,500	06-May-22
11 OPHIR STREET BROADMEADOWS VIC 3047	\$595,000	27-Jul-22

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: 15 August 2022



**2/20 GRAHAM STREET  
BROADMEADOWS VIC 3047**

 3  3  1

Sold Price <sup>RS</sup> **\$535,000** Sold Date **04-Aug-22**

Distance **0.14km**



**1/3 WEDDING COURT  
BROADMEADOWS VIC 3047**

 3  2  2

Sold Price **\$562,500** Sold Date **06-May-22**

Distance **0.41km**



**11 OPHIR STREET  
BROADMEADOWS VIC 3047**

 3  2  2

Sold Price <sup>RS</sup> **\$595,000** Sold Date **27-Jul-22**

Distance **0.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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