

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

2/69 CUTHBERT 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

\$399,900

&

\$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jan 2024

to

31 Dec 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

1/327 CAMP ROAD BROADMEADOWS VIC 3047	\$420,000	13-Aug-24
4/34 NEPEAN STREET BROADMEADOWS VIC 3047	\$410,000	10-Sep-24
3/24 CONGRAM STREET BROADMEADOWS VIC 3047	\$415,000	28-Jul-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: 27 January 2025



**1/327 CAMP ROAD
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$420,000** Sold Date **13-Aug-24**

Distance **0.21km**



**4/34 NEPEAN STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$410,000** Sold Date **10-Sep-24**

Distance **0.41km**



**3/24 CONGRAM STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$415,000** Sold Date **28-Jul-24**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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