

## 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

1/19 GIBSON STREET BROADMEADOWS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Nov 2022

to

31 Oct 2023

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

3/49 GIBSON STREET BROADMEADOWS VIC 3047	\$440,000	27-Oct-22
1/145 GRAHAM STREET BROADMEADOWS VIC 3047	\$450,000	23-Apr-23
56A GIBSON STREET BROADMEADOWS VIC 3047	\$500,000	18-Feb-23

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: 01 November 2023



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**3/49 GIBSON STREET  
BROADMEADOWS VIC 3047**

3 2 1

Sold Price **\$440,000** Sold Date **27-Oct-22**

Distance **0.23km**



**1/145 GRAHAM STREET  
BROADMEADOWS VIC 3047**

2 2 1

Sold Price **\$450,000** Sold Date **23-Apr-23**

Distance **0.18km**



**56A GIBSON STREET  
BROADMEADOWS VIC 3047**

2 2 2

Sold Price **\$500,000** Sold Date **18-Feb-23**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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