

# 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

102 Graham 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)

Range between \$550,000 & \$590,000

### Median sale price

Median price \$540,000 Property Type Unit Suburb Broadmeadows

Period - From 01/10/2021 to 31/12/2021 Source REIV

### 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 six 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 | 2/96 Cuthbert St BROADMEADOWS 3047 | \$595,000 | 21/12/2021   |
| 2 | 3/96 Cuthbert St BROADMEADOWS 3047 | \$592,000 | 09/10/2021   |
| 3 | 33a Lahinch St BROADMEADOWS 3047   | \$555,000 | 13/11/2021   |

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 six months.~~

This Statement of Information was prepared on:

04/03/2022 18:55



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/96 Cuthbert St BROADMEADOWS 3047 (REI)** Agent Comments



**Price:** \$595,000

**Method:** Private Sale

**Date:** 21/12/2021

**Property Type:** Townhouse (Single)



**3/96 Cuthbert St BROADMEADOWS 3047 (REI)** Agent Comments



**Price:** \$592,000

**Method:** Auction Sale

**Date:** 09/10/2021

**Property Type:** Townhouse (Res)



**33a Lahinch St BROADMEADOWS 3047 (REI)** Agent Comments



**Price:** \$555,000

**Method:** Sold Before Auction

**Date:** 13/11/2021

**Property Type:** Townhouse (Res)

**Land Size:** 220 sqm approx