

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

146 GRAHAM 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

\$498,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Sep 2023

to

31 Aug 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

69 GIBSON STREET BROADMEADOWS VIC 3047	\$440,000	26-Jul-24
71 GRAHAM STREET BROADMEADOWS VIC 3047	\$425,000	31-Jul-24
1/26 LANDY ROAD JACANA VIC 3047	\$460,000	08-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: 13 September 2024



**69 GIBSON STREET
BROADMEADOWS VIC 3047**

3 1 -

Sold Price

^{RS} **\$440,000**

Sold Date

26-Jul-24

Distance

0.51km



**71 GRAHAM STREET
BROADMEADOWS VIC 3047**

3 1 1

Sold Price

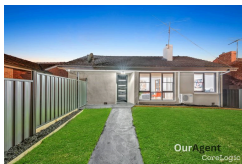
\$425,000

Sold Date

31-Jul-24

Distance

0.69km



**1/26 LANDY ROAD JACANA VIC
3047**

3 1 2

Sold Price

\$460,000

Sold Date

08-Jul-24

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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