

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

1/27 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Mar 2024

to

28 Feb 2025

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

3/23 STANHOPE STREET BROADMEADOWS VIC 3047	\$510,000	03-Feb-24
2/300 CAMP ROAD BROADMEADOWS VIC 3047	\$523,000	04-Feb-25
2 WODONGA STREET BROADMEADOWS VIC 3047	\$570,000	14-Dec-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: 04 March 2025

**3/23 STANHOPE STREET
BROADMEADOWS VIC 3047**

3 1 1

Sold Price **\$510,000** Sold Date **03-Feb-24**Distance **0.11km****2/300 CAMP ROAD
BROADMEADOWS VIC 3047**

3 2 1

Sold Price ^{RS} **\$523,000** Sold Date **04-Feb-25**Distance **0.16km****2 WODONGA STREET
BROADMEADOWS VIC 3047**

3 2 1

Sold Price ^{RS} **\$570,000** Sold Date **14-Dec-24**Distance **0.05km****RS** = Recent sale **UN** = Undisclosed Sale

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