

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

1/67 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Apr 2021

to

31 Mar 2022

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

5 HARTLEY STREET BROADMEADOWS VIC 3047	\$519,000	04-Mar-22
8 WODONGA STREET BROADMEADOWS VIC 3047	\$519,000	26-Feb-22
3 HARTLEY STREET BROADMEADOWS VIC 3047	\$515,000	19-Feb-22

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: 26 April 2022



**5 HARTLEY STREET
BROADMEADOWS VIC 3047**

 3  1  2

Sold Price **\$519,000** Sold Date **04-Mar-22**

Distance **0.25km**



**8 WODONGA STREET
BROADMEADOWS VIC 3047**

 3  2  2

Sold Price Sold Date **26-Feb-22**

Distance **0.29km**



**3 HARTLEY STREET
BROADMEADOWS VIC 3047**

 3  1  2

Sold Price **\$515,000** Sold Date **19-Feb-22**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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