

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

2/20 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

or range
between

\$495,000

&

\$544,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Mar 2021

to

28 Feb 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

2/96 CUTHBERT STREET BROADMEADOWS VIC 3047	\$595,000	21-Dec-21
2/149 GRAHAM STREET BROADMEADOWS VIC 3047	\$581,000	24-Feb-22
2/132 KITCHENER STREET BROADMEADOWS VIC 3047	\$555,000	15-Dec-21

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: 23 March 2022



**2/96 CUTHBERT STREET
BROADMEADOWS VIC 3047**

 3  2  3

Sold Price ^{RS} **\$595,000** Sold Date **21-Dec-21**

Distance **1km**



**2/149 GRAHAM STREET
BROADMEADOWS VIC 3047**

 3  2  1

Sold Price ^{RS} **\$581,000** Sold Date **24-Feb-22**

Distance **1.1km**



**2/132 KITCHENER STREET
BROADMEADOWS VIC 3047**

 3  2  1

Sold Price **\$555,000** Sold Date **15-Dec-21**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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