

## 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

3/2 Blair 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,500

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

4/13 Blair Street Broadmeadows VIC 3047	\$440,000	09-Sep-21
85A Graham Street Broadmeadows VIC 3047	\$520,000	08-Feb-22
2/63 Cuthbert Street Broadmeadows VIC 3047	\$450,000	11-Dec-20

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: 07 March 2022



**4/13 Blair Street Broadmeadows VIC 3047**

Sold Price **\$440,000** Sold Date **09-Sep-21**

 3  1  1

Distance **0.13km**



**85A Graham Street Broadmeadows VIC 3047**

Sold Price <sup>RS</sup> **\$520,000** Sold Date **08-Feb-22**

 2  1  1

Distance **0.7km**



**2/63 Cuthbert Street Broadmeadows VIC 3047**

Sold Price **\$450,000** Sold Date **11-Dec-20**

 -  1  1

Distance **0.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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