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**Section 47AF of the Estate Agents Act 1980**

## UNIT Offered for Sale

153A Cuthbert Street Broadmeadows VIC 3047

 3  2  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 &amp; \$460,000

## Median Sale Price

\$385,000 Units in Broadmeadows between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.


**3/6 London Road Broadmeadows  
VIC 3047**
 3  1  1

Sold Price

**\$482,000**

Sold Date

**26-May-18**

Distance

**0.49km**

**2/34 Kitchener Street  
Broadmeadows VIC 3047**
 3  1  1

Sold Price

**\$440,000**

Sold Date

**23-Jun-18**

Distance

**1.13km**

**2/259 Camp Road Broadmeadows  
VIC 3047**
 3  1  1

Sold Price

Sold Date

**30-Aug-18**

Distance

**1.29km**

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