

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

1/62 OPHIR 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,750

Property type

Other

Suburb

Broadmeadows

Period-from

01 Jul 2022

to

30 Jun 2023

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

| | | |
|--|-----------|-----------|
| 2/11 SMILEY ROAD BROADMEADOWS VIC 3047 | \$470,000 | 24-Apr-23 |
| 1/18 GRAHAM STREET BROADMEADOWS VIC 3047 | \$460,500 | 11-Jul-22 |
| 41 OPHIR STREET BROADMEADOWS VIC 3047 | \$450,000 | 24-May-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: 17 July 2023


**2/11 SMILEY ROAD
BROADMEADOWS VIC 3047**
 -  -  -

Sold Price **\$470,000** Sold Date **24-Apr-23**

Distance **0.31km**

**1/18 GRAHAM STREET
BROADMEADOWS VIC 3047**
 -  -  -

Sold Price **\$460,500** Sold Date **11-Jul-22**

Distance **0.44km**

**41 OPHIR STREET
BROADMEADOWS VIC 3047**
 3  1  1

Sold Price **\$450,000** Sold Date **24-May-21**

Distance **0.06km**
RS = Recent sale

UN = Undisclosed Sale

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