

## 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

2A BEULAH STREET BROADMEADOWS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

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

1/284 CAMP ROAD BROADMEADOWS VIC 3047	\$460,000	26-Mar-23
3/40 STANHOPE STREET BROADMEADOWS VIC 3047	\$460,000	13-Apr-23
13 SMILEY ROAD BROADMEADOWS VIC 3047	\$470,000	09-May-23

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: 24 July 2023



**1/284 CAMP ROAD  
BROADMEADOWS VIC 3047**

 3  1  2

Sold Price **\$460,000** Sold Date **26-Mar-23**

Distance **0.14km**



**3/40 STANHOPE STREET  
BROADMEADOWS VIC 3047**

 3  2  -

Sold Price Sold Date **13-Apr-23**

Distance **0.4km**



**13 SMILEY ROAD  
BROADMEADOWS VIC 3047**

 3  2  1

Sold Price **\$470,000** Sold Date **09-May-23**

Distance **0.48km**

**RS** = Recent sale **UN** = Undisclosed Sale

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