

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

2/12 Blair 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$389,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Mar 2019

to

29 Feb 2020

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

2/61 Cuthbert Street Broadmeadows VIC 3047	\$475,000	07-Dec-19
1/3 Kerang Court Broadmeadows VIC 3047	\$510,000	08-Nov-19
1/22 Waranga Crescent Broadmeadows VIC 3047	\$490,000	31-Aug-19

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: 14 March 2020

Raine & Horne

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**2/61 Cuthbert Street
Broadmeadows VIC 3047**

 -  -  -

Sold Price \$475,000 Sold Date 07-Dec-19

Distance 0.23km



**1/3 Kerang Court Broadmeadows
VIC 3047**

 3  1  -

Sold Price \$510,000 Sold Date 08-Nov-19

Distance 0.41km



**1/22 Waranga Crescent
Broadmeadows VIC 3047**

 5  2  1

Sold Price \$490,000 Sold Date 31-Aug-19

Distance 0.45km

RS = Recent sale UN = Undisclosed Sale

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