

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

106 CUTHBERT 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Jun 2022

to

31 May 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

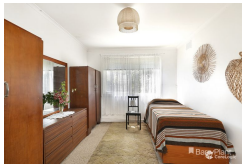
Date of sale

10 BLAIR STREET BROADMEADOWS VIC 3047	\$755,000	19-Nov-22
153 RIGGALL STREET BROADMEADOWS VIC 3047	\$765,000	28-Feb-23
116 CUTHBERT STREET BROADMEADOWS VIC 3047	\$800,000	12-Apr-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: 02 June 2023



**10 BLAIR STREET
BROADMEADOWS VIC 3047**

 3  1  2

Sold Price **\$755,000** Sold Date **19-Nov-22**

Distance **0.24km**



**153 RIGGALL STREET
BROADMEADOWS VIC 3047**

 5  3  4

Sold Price ^{RS} **\$765,000** Sold Date **28-Feb-23**

Distance **1.44km**



**116 CUTHBERT STREET
BROADMEADOWS VIC 3047**

 3  1  3

Sold Price **\$800,000** Sold Date **12-Apr-23**

Distance **0.09km**

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

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