

## 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

1/56-58 Walsh Street Broadmeadows VIC 3047

### Indicative selling price

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

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$393,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jan 2019

to

31 Dec 2019

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

3/26 Meredith Street Broadmeadows VIC 3047	\$443,000	22-Oct-19
2/5 Dunn Street Broadmeadows VIC 3047	\$467,500	12-Oct-19
2/61 Cuthbert Street Broadmeadows VIC 3047	\$475,000	07-Dec-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: 31 January 2020



**3/26 Meredith Street  
Broadmeadows VIC 3047**

 3  1  1

Sold Price **\$443,000** Sold Date **22-Oct-19**

Distance **0.3km**



**2/5 Dunn Street Broadmeadows  
VIC 3047**

 3  1  1

Sold Price **\$467,500** Sold Date **12-Oct-19**

Distance **0.69km**



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

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

Distance **0.72km**

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

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