

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

2/69 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Nov 2023

to

31 Oct 2024

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

2/21 ERNEST STREET BROADMEADOWS VIC 3047	\$437,500	06-Jul-24
3/15 COLIN COURT BROADMEADOWS VIC 3047	\$470,000	22-Jun-24
2/5 SUNSET BOULEVARD JACANA VIC 3047	\$435,000	07-Jul-24

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: 25 November 2024



**2/21 ERNEST STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$437,500** Sold Date **06-Jul-24**

Distance **0.53km**



**3/15 COLIN COURT
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$470,000** Sold Date **22-Jun-24**

Distance **1.15km**



**2/5 SUNSET BOULEVARD JACANA
VIC 3047**

2 1 1

Sold Price **\$435,000** Sold Date **07-Jul-24**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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