

Statement of Information

Prepared on 23rd August 2024



9 Cohuna Street, BROADMEADOWS VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

9 COHUNA 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

House

Suburb

Broadmeadows

Period-from

01 Aug 2023

to

31 Jul 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

12 GOSFORD CRESCENT BROADMEADOWS VIC 3047	\$515,000	18-Jun-24
7 WARANGA CRESCENT BROADMEADOWS VIC 3047	\$517,000	08-May-24
42 WARANGA CRESCENT BROADMEADOWS VIC 3047	\$630,000	05-May-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.~~

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12 GOSFORD CRESCENT BROADMEADOWS VIC 3047

3 1 2

Sold Price **\$515,000** Sold Date **18-Jun-24**

Distance **0.26km**



7 WARANGA CRESCENT BROADMEADOWS VIC 3047

3 1 1

Sold Price **\$517,000** Sold Date **08-May-24**

Distance **0.52km**



42 WARANGA CRESCENT BROADMEADOWS VIC 3047

3 1 2

Sold Price **\$630,000** Sold Date **05-May-24**

Distance **0.68km**



11 COOPER STREET BROADMEADOWS VIC 3047

3 1 2

Sold Price ^{RS} **\$645,000** ^{UN} Sold Date **18-Jun-24**

Distance **0.87km**



29 GERBERT STREET BROADMEADOWS VIC 3047

3 1 1

Sold Price ^{RS} **\$530,000** Sold Date **27-Jun-24**

Distance **0.87km**



10 NATHALIA STREET BROADMEADOWS VIC 3047

3 1 1

Sold Price ^{RS} **\$593,000** Sold Date **23-May-24**

Distance **1.05km**

RS = Recent sale UN = Undisclosed Sale

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Danny Trkulja

P 0393679888

M 0422576473

E danny@stalbans.rh.com.au



8 WARNOCK STREET BROADMEADOWS VIC 3047

 3  1  2

Sold Price **\$550,000** Sold Date **26-Mar-24**

Distance **1.14km**



24 LANDY ROAD JACANA VIC 3047

 3  1  2

Sold Price **\$620,000** Sold Date **19-Apr-24**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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