

## 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

3 Cuthbert 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

\$430,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Apr 2019

to

31 Mar 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

1/320 Camp Road Broadmeadows VIC 3047	\$410,000	24-Oct-19
7/14-18 Holberry Street Broadmeadows VIC 3047	\$425,000	27-Dec-19
2/28 Graham Street Broadmeadows VIC 3047	\$445,000	23-Nov-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: 07 April 2020



### 1/320 Camp Road Broadmeadows VIC 3047

 3  1  1

Sold Price

**\$410,000**

Sold Date

**24-Oct-19**

Distance

**0.4km**



### 7/14-18 Holberry Street Broadmeadows VIC 3047

 3  2  1

Sold Price

**\$425,000**

Sold Date

**27-Dec-19**

Distance

**0.72km**



### 2/28 Graham Street Broadmeadows VIC 3047

 2  2  2

Sold Price

**\$445,000**

Sold Date

**23-Nov-19**

Distance

**0.81km**

RS = Recent sale

UN = Undisclosed Sale

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