

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

2/7 WALSH 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

\$450,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Other

Suburb

Broadmeadows

Period-from

01 May 2022

to

30 Apr 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

1/92 LAHINCH STREET BROADMEADOWS VIC 3047	\$522,000	16-Mar-23
1/145 GRAHAM STREET BROADMEADOWS VIC 3047	\$450,000	23-Apr-23
3/19 LAHINCH STREET BROADMEADOWS VIC 3047	\$480,000	16-Jun-22

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: 29 May 2023



**1/92 LAHINCH STREET
BROADMEADOWS VIC 3047**

 -  -  -

Sold Price

^{RS}

\$522,000

Sold Date

16-Mar-23

Distance

0.51km



**1/145 GRAHAM STREET
BROADMEADOWS VIC 3047**

 2  2  1

Sold Price

^{RS}

\$450,000

Sold Date

23-Apr-23

Distance

0.19km



**3/19 LAHINCH STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price

\$480,000

Sold Date

16-Jun-22

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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