

## 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

2/18 GRAHAM 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

\$565,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Other

Suburb

Broadmeadows

Period-from

01 Feb 2022

to

31 Jan 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

2/160 WIDFORD STREET BROADMEADOWS VIC 3047	\$541,000	28-Oct-22
7A ANNE COURT BROADMEADOWS VIC 3047	\$556,500	02-Sep-22
4 LAHINCH STREET BROADMEADOWS VIC 3047	\$580,000	20-Aug-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: 10 February 2023



**2/160 WIDFORD STREET  
BROADMEADOWS VIC 3047**

 3  2  2

Sold Price **\$541,000** Sold Date **28-Oct-22**

Distance **0.51km**



**7A ANNE COURT  
BROADMEADOWS VIC 3047**

 3  2  2

Sold Price **\$556,500** Sold Date **02-Sep-22**

Distance **0.3km**



**4 LAHINCH STREET  
BROADMEADOWS VIC 3047**

 3  1  1

Sold Price **\$580,000** Sold Date **20-Aug-22**

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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