Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 87 Cuthbert Street, Broadmeadows Vic 3047

Indicative selling price

Period - From 01/01/2021

For the meaning	of this price see	e consumer.vic.go	ov.au/underquo	ting	
Single pric	e \$1,000,000				
Median sale p	rice				
Median price	\$555,500	Property Type	House	Suburb	Broadmeadows

31/03/2021

Comparable property sales (*Delete A or B below as applicable)

to

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Source REIV

Ad	dress of comparable property	Price	Date of sale
1	6 Jensen Rd BROADMEADOWS 3047	\$938,000	15/05/2021
2	79 Cuthbert St BROADMEADOWS 3047	\$890,000	20/03/2021
3			

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 six months.

This Statement of Information was prepared on:

28/06/2021 14:58









Property Type: House (Res) Land Size: 842 sqm approx Agent Comments Indicative Selling Price \$1,000,000 Median House Price March quarter 2021: \$555,500

Comparable Properties



6 Jensen Rd BROADMEADOWS 3047 (REI)

79 Cuthbert St BROADMEADOWS 3047 (REI)



Price: \$938,000 Method: Auction Sale Date: 15/05/2021 Property Type: House (Res) Land Size: 850 sqm approx

Agent Comments

Agent Comments



Price: \$890,000 Method: Auction Sale Date: 20/03/2021 Property Type: House

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 six months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.