

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

87 Cuthbert Street, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,000,000

Median sale price

Median price

\$555,500

Property Type

House

Suburb

Broadmeadows

Period - From

01/01/2021

to

31/03/2021

Source

REIV

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 six 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 | 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)

Agent Comments



Price: \$938,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 850 sqm approx

79 Cuthbert St BROADMEADOWS 3047 (REI)

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.