

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

3/69 Cuthbert 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Oct 2018

to

30 Sep 2019

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

2/69 Cuthbert Street Broadmeadows VIC 3047	\$375,000	07-Jul-19
5/69 Cuthbert Street Broadmeadows VIC 3047	\$370,000	17-Jun-19
3/34 Nepean Street Broadmeadows VIC 3047	\$350,000	01-Jul-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: 24 October 2019



**2/69 Cuthbert Street
Broadmeadows VIC 3047**

 2  1  1

Sold Price **\$375,000** Sold Date **07-Jul-19**

Distance **0.01km**



**5/69 Cuthbert Street
Broadmeadows VIC 3047**

 2  1  1

Sold Price **\$370,000** Sold Date **17-Jun-19**

Distance **0.01km**



**3/34 Nepean Street Broadmeadows
VIC 3047**

 2  1  1

Sold Price **\$350,000** Sold Date **01-Jul-19**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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