

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

2/20 Graham 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$554,750

Property type

Other

Suburb

Broadmeadows

Period-from

01 Oct 2019

to

30 Sep 2020

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

3/13 Dunn Street Broadmeadows VIC 3047	\$430,000	07-Mar-20
4/15 Colin Court Broadmeadows VIC 3047	\$418,000	08-Oct-20
4/31 Lahinch Street Broadmeadows VIC 3047	\$385,500	18-Jun-20

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: 14 October 2020



**3/13 Dunn Street Broadmeadows
VIC 3047**

 2  1  1

Sold Price **\$430,000** Sold Date **07-Mar-20**

Distance **1.18km**



**4/15 Colin Court Broadmeadows
VIC 3047**

 2  1  1

Sold Price ^{RS} **\$418,000** Sold Date **08-Oct-20**

Distance **0.75km**



**4/31 Lahinch Street Broadmeadows
VIC 3047**

 2  1  1

Sold Price **\$385,500** Sold Date **18-Jun-20**

Distance **0.79km**

RS = Recent sale **UN** = Undisclosed Sale

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