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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

34 Graham Street Broadmeadows VIC 3047

 3  1  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$610,000

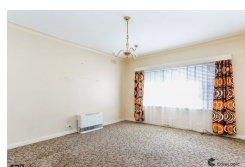











## Median Sale Price

\$580,000 Houses in Broadmeadows between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>13 Stanhope Street Broadmeadows VIC 3047</b>	Sold Price	<b>\$625,000</b>	Sold Date	<b>16-Aug-18</b>
	 3  1  4			Distance	<b>0.7km</b>
	<b>6 Avalon Avenue Broadmeadows VIC 3047</b>	Sold Price	<b>\$590,000</b>	Sold Date	<b>25-Sep-18</b>
	 3  1  2			Distance	<b>0.82km</b>
	<b>12 Lorica Avenue Broadmeadows VIC 3047</b>	Sold Price	<b>\$600,000</b>	Sold Date	<b>03-Oct-18</b>
	 3  1  -			Distance	<b>0.87km</b>

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