

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

1/40 Stanhope 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,250

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Sep 2020

to

31 Aug 2021

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

3/67 Cuthbert Street Broadmeadows VIC 3047	\$458,000	15-Jun-21
2/15 Smiley Road Broadmeadows VIC 3047	\$460,000	12-May-21
2/3 Korong Court Broadmeadows VIC 3047	\$455,000	24-Jun-21

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: 08 September 2021



**3/67 Cuthbert Street
Broadmeadows VIC 3047**

 3  2  1

Sold Price **\$458,000** Sold Date **15-Jun-21**

Distance **0.17km**



**2/15 Smiley Road Broadmeadows
VIC 3047**

 3  1  -

Sold Price **\$460,000** Sold Date **12-May-21**

Distance **0.54km**



**2/3 Korong Court Broadmeadows
VIC 3047**

 3  1  1

Sold Price **\$455,000** Sold Date **24-Jun-21**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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