

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

2/7 MARTELL 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jun 2022

to

31 May 2023

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

2/109 CUTHBERT STREET BROADMEADOWS VIC 3047	\$442,000	16-May-23
1/34 NEPEAN STREET BROADMEADOWS VIC 3047	\$425,000	23-May-23

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: 26 June 2023



**2/109 CUTHBERT STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$442,000** Sold Date **16-May-23**

Distance **0.34km**



**1/34 NEPEAN STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$425,000** Sold Date **23-May-23**

Distance **0.67km**

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

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