

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

2/44 Graham Street, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$495,000

&

\$535,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Broadmeadows

Period - From

01/04/2024

to

30/06/2024

Source

REIV

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 six 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
1	2/149 Cuthbert St BROADMEADOWS 3047	\$565,000	31/07/2024
2	1/300 Camp Rd BROADMEADOWS 3047	\$470,000	01/07/2024
3	4/3-5 Cohuna St BROADMEADOWS 3047	\$485,000	28/03/2024

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 six months.~~

This Statement of Information was prepared on:

16/09/2024 12:54



3
 2
 2

Rooms: 5
Property Type: Town House
 Agent Comments

Indicative Selling Price

\$495,000 - \$535,000

Median Unit Price

June quarter 2024: \$470,000

Comparable Properties



2/149 Cuthbert St BROADMEADOWS 3047 (REI)

Agent Comments

3
 2
 1

Price: \$565,000
Method: Private Sale
Date: 31/07/2024
Property Type: Townhouse (Single)



1/300 Camp Rd BROADMEADOWS 3047 (REI)

Agent Comments

3
 1
 2

Price: \$470,000
Method: Private Sale
Date: 01/07/2024
Property Type: Unit
Land Size: 218 sqm approx



4/3-5 Cohuna St BROADMEADOWS 3047 (REI)

Agent Comments

3
 2
 1

Price: \$485,000
Method: Private Sale
Date: 28/03/2024
Property Type: Townhouse (Single)

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938