Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/44 Graham Street, Broadmeadows Vic 3047

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$495,000		&		\$535,000			
Median sale p	rice							
Median price	\$470,000	Pro	operty Type	Unit			Suburb	Broadmeadows
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ad	dress 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









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)



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

1/300 Camp Rd BROADMEADOWS 3047 (REI) Agent Comments

Agent Comments



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



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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.