

## 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

130 KITCHENER STREET BROADMEADOWS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$422,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Dec 2023

to

30 Nov 2024

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

3/3 TYABB COURT BROADMEADOWS VIC 3047	\$450,000	21-Aug-24
16A ERNEST STREET BROADMEADOWS VIC 3047	\$470,000	07-Dec-24
348 CAMP ROAD BROADMEADOWS VIC 3047	\$455,000	13-Aug-24

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: 17 December 2024

**3/3 TYABB COURT  
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$450,000** Sold Date **21-Aug-24**Distance **1.54km****16A ERNEST STREET  
BROADMEADOWS VIC 3047**

2 1 1

Sold Price <sup>RS</sup> **\$470,000** Sold Date **07-Dec-24**Distance **1.01km****348 CAMP ROAD  
BROADMEADOWS VIC 3047**

2 1 1

Sold Price <sup>RS</sup> **\$455,000** Sold Date **13-Aug-24**Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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