

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

7 GRAHAM 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Other

Suburb

Broadmeadows

Period-from

01 Jun 2021

to

31 May 2022

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

2/23 STEVENSON STREET BROADMEADOWS VIC 3047	\$600,000	21-Apr-22
2/149 GRAHAM STREET BROADMEADOWS VIC 3047	\$581,000	24-Feb-22
1/3 WEDDING COURT BROADMEADOWS VIC 3047	\$562,500	06-May-22

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: 18 June 2022



**2/23 STEVENSON STREET
BROADMEADOWS VIC 3047**

 3  2  2

Sold Price ^{RS} **\$600,000** Sold Date **21-Apr-22**

Distance **0.17km**



**2/149 GRAHAM STREET
BROADMEADOWS VIC 3047**

 3  2  1

Sold Price **\$581,000** Sold Date **24-Feb-22**

Distance **1.22km**



**1/3 WEDDING COURT
BROADMEADOWS VIC 3047**

 3  2  2

Sold Price ^{RS} **\$562,500** Sold Date **06-May-22**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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