

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

122 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

\$427,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Mar 2021

to

28 Feb 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

2/96 CUTHBERT STREET BROADMEADOWS VIC 3047	\$595,000	21-Dec-21
2/149 GRAHAM STREET BROADMEADOWS VIC 3047	\$581,000	24-Feb-22
33A LAHINCH STREET BROADMEADOWS VIC 3047	\$555,000	13-Nov-21

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: 10 March 2022



**2/96 CUTHBERT STREET
BROADMEADOWS VIC 3047**

3 2 3

Sold Price ^{RS} **\$595,000** Sold Date **21-Dec-21**

Distance **0.91km**



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

3 2 1

Sold Price ^{RS} **\$581,000** Sold Date **24-Feb-22**

Distance **0.22km**



**33A LAHINCH STREET
BROADMEADOWS VIC 3047**

3 2 1

Sold Price **\$555,000** Sold Date **13-Nov-21**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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