

## 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

130A 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

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Other

Suburb

Broadmeadows

Period-from

01 Aug 2020

to

31 Jul 2021

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

7 Dacelo Avenue Broadmeadows VIC 3047	\$550,000	17-Jul-21
2/4 Seymour Street Broadmeadows VIC 3047	\$543,000	21-Jan-21
1/172 Graham Street Broadmeadows VIC 3047	\$495,000	01-Apr-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: 04 August 2021



**7 Dacelo Avenue Broadmeadows  
VIC 3047**

 3  3  2

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date

**17-Jul-21**

Distance

**0.6km**



**2/4 Seymour Street Broadmeadows  
VIC 3047**

 3  2  2

Sold Price

**\$543,000**

Sold Date

**21-Jan-21**

Distance

**0.1km**



**1/172 Graham Street  
Broadmeadows VIC 3047**

 3  1  1

Sold Price

**\$495,000**

Sold Date

**01-Apr-21**

Distance

**1.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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