

## 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

2/75 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

\$460,000

&

\$479,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Other

Suburb

Broadmeadows

Period-from

01 Nov 2021

to

31 Oct 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

4/1 MARLO COURT BROADMEADOWS VIC 3047	\$470,000	21-Jul-22
1/28 BLAIR STREET BROADMEADOWS VIC 3047	\$455,000	15-Jul-22
3/19 LAHINCH STREET BROADMEADOWS VIC 3047	\$480,000	16-Jun-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: 14 November 2022



**4/1 MARLO COURT  
BROADMEADOWS VIC 3047**

 3  1  2

Sold Price **\$470,000** Sold Date **21-Jul-22**

Distance **0.62km**



**1/28 BLAIR STREET  
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$455,000** Sold Date **15-Jul-22**

Distance **0.15km**



**3/19 LAHINCH STREET  
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$480,000** Sold Date **16-Jun-22**

Distance **1.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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