

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

2/33 CONGRAM 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

\$595,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Mar 2022

to

28 Feb 2023

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

2/160 WIDFORD STREET BROADMEADOWS VIC 3047	\$541,000	28-Oct-22
7 GRAHAM STREET BROADMEADOWS VIC 3047	\$634,000	12-Jul-22
13 OSWAY STREET BROADMEADOWS VIC 3047	\$710,000	17-Sep-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: 01 March 2023



**2/160 WIDFORD STREET
BROADMEADOWS VIC 3047**

 3  2  2

Sold Price **\$541,000** Sold Date **28-Oct-22**

Distance **0.62km**



**7 GRAHAM STREET
BROADMEADOWS VIC 3047**

 3  2  2

Sold Price **\$634,000** Sold Date **12-Jul-22**

Distance **0.43km**



**13 OSWAY STREET
BROADMEADOWS VIC 3047**

 4  2  2

Sold Price **\$710,000** Sold Date **17-Sep-22**

Distance **1.32km**

RS = Recent sale UN = Undisclosed Sale

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