

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

3/140 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Nov 2022

to

31 Oct 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

3/187 WIDFORD STREET BROADMEADOWS VIC 3047	\$389,100	25-Nov-23
3/33 NEPEAN STREET BROADMEADOWS VIC 3047	\$390,000	11-Oct-23
4/284 CAMP ROAD BROADMEADOWS VIC 3047	\$380,000	25-Oct-23

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: 30 November 2023



**3/187 WIDFORD STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price

^{RS}

\$389,100

Sold Date

25-Nov-23

Distance

0.48km



**3/33 NEPEAN STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price

\$390,000

Sold Date

11-Oct-23

Distance

0.66km



**4/284 CAMP ROAD
BROADMEADOWS VIC 3047**

 2  1  -

Sold Price

\$380,000

Sold Date

25-Oct-23

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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