

## 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

12 JOSEPH STREET BROADMEADOWS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

House

Suburb

Broadmeadows

Period-from

01 Sep 2022

to

31 Aug 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

91 CUTHBERT STREET BROADMEADOWS VIC 3047	\$570,000	07-Sep-23
2/4 SEYMOUR STREET BROADMEADOWS VIC 3047	\$540,000	08-Sep-23
2/1 HAMILTON STREET BROADMEADOWS VIC 3047	\$540,000	25-Aug-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: 18 September 2023


**91 CUTHBERT STREET  
BROADMEADOWS VIC 3047**
 3  2  1

Sold Price

<sup>RS</sup> **\$570,000** Sold Date **07-Sep-23**

Distance **0.4km**

**2/4 SEYMOUR STREET  
BROADMEADOWS VIC 3047**
 3  2  2

Sold Price

<sup>RS</sup> **\$540,000** Sold Date **08-Sep-23**

Distance **0.08km**

**2/1 HAMILTON STREET  
BROADMEADOWS VIC 3047**
 3  1  1

Sold Price

Sold Date **25-Aug-23**

Distance **1.33km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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