

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

1/20 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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Other

Suburb

Broadmeadows

Period-from

01 Jan 2021

to

31 Dec 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

2/132 Kitchener Street Broadmeadows VIC 3047	\$555,000	25-Dec-21
1/40 Stanhope Street Broadmeadows VIC 3047	\$467,500	14-Oct-21
4/203 Widford Street Broadmeadows VIC 3047	\$400,000	19-Oct-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: 13 January 2022



**2/132 Kitchener Street
Broadmeadows VIC 3047**

 3  2  1

Sold Price ^{RS} **\$555,000** Sold Date **25-Dec-21**

Distance **1.31km**



**1/40 Stanhope Street
Broadmeadows VIC 3047**

 3  1  2

Sold Price **\$467,500** Sold Date **14-Oct-21**

Distance **0.73km**



**4/203 Widford Street
Broadmeadows VIC 3047**

 2  1  1

Sold Price **\$400,000** Sold Date **19-Oct-21**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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