

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

3/11 BLAIR 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jun 2024

to

31 May 2025

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

2/69 CUTHBERT STREET BROADMEADOWS VIC 3047	\$450,000	13-Mar-25
1/69 MEREDITH STREET BROADMEADOWS VIC 3047	\$460,000	13-Mar-25
2/34 NEPEAN STREET BROADMEADOWS VIC 3047	\$450,000	13-Dec-24

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: 06 June 2025



**2/69 CUTHBERT STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$450,000** Sold Date **13-Mar-25**

Distance **0.22km**



**1/69 MEREDITH STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$460,000** Sold Date **13-Mar-25**

Distance **0.25km**



**2/34 NEPEAN STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$450,000** Sold Date **13-Dec-24**

Distance **0.39km**

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

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