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	2/62 OPHIR 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	$360,000	&	$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$452,500	Property type	Unit	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
3/10 MEREDITH STREET BROADMEADOWS VIC 3047	$360,000	07-Jun-23
2/24 LAHINCH STREET BROADMEADOWS VIC 3047	$350,000	01-Apr-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: 11 September 2023

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3/10 MEREDITH STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price **$360,000** Sold Date **07-Jun-23**

Distance **0.91km**



2/24 LAHINCH STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price **$350,000** Sold Date **01-Apr-23**

Distance **1.1km**

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

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