

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

3/174 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	\$590,000	&	\$640,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$450,000	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Mar 2023	to	29 Feb 2024	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
7/3-5 COHUNA STREET BROADMEADOWS VIC 3047	\$542,000	08-Jan-24
4/7 BERKELEY CLOSE BROADMEADOWS VIC 3047	\$600,000	21-Oct-23
12 JOSEPH STREET BROADMEADOWS VIC 3047	\$560,000	26-Sep-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 March 2024