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	31 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	$570,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$490,000	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Nov 2023	to	16 Apr 2024	Source	www.realestate.com.au

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
1/24 DUNN STREET BROADMEADOWS VIC 3047	$615,000	06-Apr-24
65 DIMBOOLA ROAD BROADMEADOWS VIC 3047	$620,000	03-Apr-24
3/174 GRAHAM STREET BROADMEADOWS VIC 3047	$630,000	27-Mar-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: 17 April 2024