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	88 KITCHENER 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	$520,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Jul 2024	to	30 Sep 2024	Source	REIV

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
21 COLUMBIA CIRCUIT BROADMEADOWS VIC 3047	$520,000	10-Aug-24
39 BRAMCOTE DRIVE WESTMEADOWS VIC 3049	$521,000	07-Sep-24
16 GRAHAM STREET BROADMEADOWS VIC 3047	$520,000	08-Aug-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: 19 November 2024

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21 COLUMBIA CIRCUIT
BROADMEADOWS VIC 3047

3 2 1

Sold Price $520,000 Sold Date 10-Aug-24

Distance 1.79km



39 BRAMCOTE DRIVE
WESTMEADOWS VIC 3049

3 1 1

Sold Price RS $521,000 Sold Date 07-Sep-24

Distance 3.91km



16 GRAHAM STREET
BROADMEADOWS VIC 3047

3 1 1

Sold Price $520,000 Sold Date 08-Aug-24

Distance 1.03km

RS = Recent sale UN = Undisclosed Sale

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