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	33 SMILEY ROAD 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	$525,000	&	$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	House	Suburb	Broadmeadows
Period-from	01 Mar 2024	to	28 Feb 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
15 GRAHAM STREET BROADMEADOWS VIC 3047	$530,000	17-Mar-25
42 GERBERT STREET BROADMEADOWS VIC 3047	$555,000	14-Nov-24
30 GOSFORD CRESCENT BROADMEADOWS VIC 3047	$565,000	02-Nov-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: 27 March 2025

Kirby Cuomo
M 0416519611
E hello@cplusm.com.au



15 GRAHAM STREET BROADMEADOWS VIC 3047

3 1 1

Sold Price RS **$530,000** Sold Date **17-Mar-25**

Distance **0.37km**



42 GERBERT STREET BROADMEADOWS VIC 3047

3 1 2

Sold Price **$555,000** Sold Date **14-Nov-24**

Distance **0.29km**



30 GOSFORD CRESCENT BROADMEADOWS VIC 3047

3 1 1

Sold Price **$565,000** Sold Date **02-Nov-24**

Distance **1.1km**

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

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2025 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic). All rights reserved.