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	22 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	$650,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	House	Suburb	Broadmeadows
Period-from	01 Jun 2021	to	31 May 2022	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
1 KEITH CRESCENT BROADMEADOWS VIC 3047	$625,000	02-Jun-22
95 CAMP ROAD BROADMEADOWS VIC 3047	$645,000	26-Apr-22
10 GOSFORD CRESCENT BROADMEADOWS VIC 3047	$667,500	07-May-22

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: 07 June 2022

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1 KEITH CRESCENT BROADMEADOWS VIC 3047

4 1 3

Sold Price RS **$625,000** Sold Date **02-Jun-22**

Distance **0.49km**



95 CAMP ROAD BROADMEADOWS VIC 3047

3 1 2

Sold Price RS **$645,000** UN Sold Date **26-Apr-22**

Distance **1.59km**



10 GOSFORD CRESCENT BROADMEADOWS VIC 3047

4 1 3

Sold Price RS **$667,500** Sold Date **07-May-22**

Distance **1.23km**

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

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