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	1/36 Congram 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$430,000	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Jul 2020	to	30 Jun 2021	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
3/8 Dunn Street Broadmeadows VIC 3047	$500,000	17-Mar-21
1/6 Dunn Street Broadmeadows VIC 3047	$510,000	08-Jul-21
1/172 Graham Street Broadmeadows VIC 3047	$495,000	01-Apr-21

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: 12 July 2021

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3/8 Dunn Street Broadmeadows VIC 3047

2 2 1

Sold Price **$500,000** Sold Date **17-Mar-21**

Distance **1.19km**

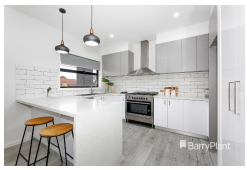


1/6 Dunn Street Broadmeadows VIC 3047

3 3 2

Sold Price RS **$510,000** Sold Date **08-Jul-21**

Distance **1.22km**



1/172 Graham Street Broadmeadows VIC 3047

3 1 1

Sold Price **$495,000** Sold Date **01-Apr-21**

Distance **1.27km**

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

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