Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/96 CUTHBERT 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	$590,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$420,000	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Dec 2020	to	30 Nov 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
2/56 CUTHBERT STREET BROADMEADOWS VIC 3047	$515,000	26-Nov-21
3/96 CUTHBERT STREET BROADMEADOWS VIC 3047	$592,000	09-Oct-21
1/14 MARONG COURT BROADMEADOWS VIC 3047	$555,000	22-Nov-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 20 December 2021

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2/56 CUTHBERT STREET BROADMEADOWS VIC 3047

3 1 2

Sold Price RS $515,000 UN Sold Date 26-Nov-21

Distance 0.35km



3/96 CUTHBERT STREET BROADMEADOWS VIC 3047

3 2 1

Sold Price RS $592,000 Sold Date 09-Oct-21

Distance -



1/14 MARONG COURT BROADMEADOWS VIC 3047

3 2 2

Sold Price RS $555,000 Sold Date 22-Nov-21

Distance 0.38km

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

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