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	1/145 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~~		or range between	$460,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$449,888	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Sep 2021	to	31 Aug 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
2/98 KITCHENER STREET BROADMEADOWS VIC 3047	$477,000	22-Aug-22
1/28 BLAIR STREET BROADMEADOWS VIC 3047	$455,000	15-Jul-22
3/19 LAHINCH STREET BROADMEADOWS VIC 3047	$480,000	16-Jun-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: 20 September 2022

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2/98 KITCHENER STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price RS **$477,000** Sold Date **22-Aug-22**

Distance **1.13km**



1/28 BLAIR STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price **$455,000** Sold Date **15-Jul-22**

Distance **1.21km**



3/19 LAHINCH STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price **$480,000** Sold Date **16-Jun-22**

Distance **0.41km**

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

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