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	3/57 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	$390,000	&	$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$449,888	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Oct 2021	to	30 Sep 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
3/31 LAHINCH STREET BROADMEADOWS VIC 3047	$395,000	23-Jun-22
4/101 GLENROY ROAD GLENROY VIC 3046	$400,000	05-Oct-22
3/63 DALLAS DRIVE DALLAS VIC 3047	$410,000	20-Apr-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: 06 October 2022

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3/31 LAHINCH STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price **$395,000** Sold Date **23-Jun-22**

Distance **0.5km**



4/101 GLENROY ROAD GLENROY VIC 3046

2 1 1

Sold Price RS **$400,000** UN Sold Date **05-Oct-22**

Distance **1.61km**



3/63 DALLAS DRIVE DALLAS VIC 3047

2 1 1

Sold Price **$410,000** Sold Date **20-Apr-22**

Distance **1.95km**

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

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