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	2/41 WALSH 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	$400,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	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
6/24 FASHION PARADE BROADMEADOWS VIC 3047	$390,000	31-May-22
1/426 CAMP ROAD BROADMEADOWS VIC 3047	$405,000	28-Jul-22
2/85 CUTHBERT STREET BROADMEADOWS VIC 3047	$395,000	25-Aug-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: 28 September 2022

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6/24 FASHION PARADE
BROADMEADOWS VIC 3047

2 1 2

Sold Price $390,000 Sold Date 31-May-22

Distance 2.32km



1/426 CAMP ROAD
BROADMEADOWS VIC 3047

2 2 1

Sold Price RS $405,000 Sold Date 28-Jul-22

Distance 0.4km



2/85 CUTHBERT STREET
BROADMEADOWS VIC 3047

2 1 1

Sold Price RS $395,000 Sold Date 25-Aug-22

Distance 0.69km

RS = Recent sale UN = Undisclosed Sale

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