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	2/57 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	$420,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$612,000	Property type	Other	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
2/85 CUTHBERT STREET BROADMEADOWS VIC 3047	$395,000	25-Aug-22
3/27 GERBERT STREET BROADMEADOWS VIC 3047	$437,500	02-Aug-22
1/426 CAMP ROAD BROADMEADOWS VIC 3047	$405,000	28-Jul-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: 13 September 2022

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2/85 CUTHBERT STREET BROADMEADOWS VIC 3047

2 1 1

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

Distance **0.86km**



3/27 GERBERT STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price RS **$437,500** Sold Date **02-Aug-22**

Distance **0.54km**



1/426 CAMP ROAD BROADMEADOWS VIC 3047

2 2 1

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

Distance **1.02km**

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

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