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<br>Including suburb and postcode | 2/67 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~~ | | or range between | $500,000 | & | $520,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $454,000 | Property type | Unit | Suburb | Broadmeadows |
| Period-from | 01 Mar 2022 | to | 28 Feb 2023 | 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 |
|---|---|---|
| 17 LONDON ROAD BROADMEADOWS VIC 3047 | $500,000 | 21-Jan-23 |
| 3/141 CUTHBERT STREET BROADMEADOWS VIC 3047 | $530,000 | 07-Mar-23 |
| 153A CUTHBERT STREET BROADMEADOWS VIC 3047 | $515,000 | 20-Dec-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: 14 March 2023

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**17 LONDON ROAD BROADMEADOWS VIC 3047**

3 2 2

Sold Price **$500,000** Sold Date **21-Jan-23**

Distance **0.33km**



**3/141 CUTHBERT STREET BROADMEADOWS VIC 3047**

3 2 2

Sold Price RS **$530,000** Sold Date **07-Mar-23**

Distance **0.66km**



**153A CUTHBERT STREET BROADMEADOWS VIC 3047**

3 2 1

Sold Price **$515,000** Sold Date **20-Dec-22**

Distance **0.75km**

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

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