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	3/13 SMILEY ROAD 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	$520,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Other	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
3/141 CUTHBERT STREET BROADMEADOWS VIC 3047	$530,000	07-Mar-23
17 LONDON ROAD BROADMEADOWS VIC 3047	$500,000	21-Jan-23
75 GIBSON STREET BROADMEADOWS VIC 3047	$517,000	07-Feb-23

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: 09 March 2023

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3/141 CUTHBERT STREET BROADMEADOWS VIC 3047

3 2 2

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

Distance **1.12km**



17 LONDON ROAD BROADMEADOWS VIC 3047

3 2 2

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

Distance **0.87km**



75 GIBSON STREET BROADMEADOWS VIC 3047

3 2 1

Sold Price RS **$517,000** UN Sold Date **07-Feb-23**

Distance **1.17km**

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

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