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	2/145 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	$450,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Jan 2023	to	31 Dec 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
3/16 WARANGA CRESCENT BROADMEADOWS VIC 3047	$450,000	09-Jan-24
3/3 KORONG COURT BROADMEADOWS VIC 3047	$445,000	21-Dec-23
1/33 NEPEAN STREET BROADMEADOWS VIC 3047	$430,000	12-Oct-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: 22 January 2024

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3/16 WARANGA CRESCENT BROADMEADOWS VIC 3047

2 1 1

Sold Price RS **$450,000** UN

Sold Date **09-Jan-24**

Distance **1.41km**



3/3 KORONG COURT BROADMEADOWS VIC 3047

2 1 1

Sold Price RS **$445,000**

Sold Date **21-Dec-23**

Distance **1.17km**



1/33 NEPEAN STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price **$430,000**

Sold Date **12-Oct-23**

Distance **0.76km**

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

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