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	3/24 DUNN 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	$540,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$490,000	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Jul 2023	to	30 Jun 2024	Source	realestate.com.au

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
2/149 CUTHBERT STREET BROADMEADOWS VIC 3047	$565,000	31-Jul-24
2/43 CUTHBERT STREET BROADMEADOWS VIC 3047	$567,500	20-Jul-24

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 October 2024

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2/149 CUTHBERT STREET
BROADMEADOWS VIC 3047

3 2 -

Sold Price RS $565,000 Sold Date 31-Jul-24

Distance 0.88km



2/43 CUTHBERT STREET
BROADMEADOWS VIC 3047

3 2 1

Sold Price $567,500 Sold Date 20-Jul-24

Distance 1.33km

RS = Recent sale UN = Undisclosed Sale

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