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	2/15 WALSH 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	$470,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$427,500	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Nov 2023	to	31 Oct 2024	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
9A GERBERT STREET BROADMEADOWS VIC 3047	$496,500	21-Sep-24
53 CUSHEN PLACE BROADMEADOWS VIC 3047	$530,000	07-Jun-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: 28 November 2024

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9A GERBERT STREET
BROADMEADOWS VIC 3047

2 2 1

Sold Price RS $496,500 Sold Date 21-Sep-24

Distance 1.04km



53 CUSHEN PLACE
BROADMEADOWS VIC 3047

2 2 1

Sold Price $530,000 Sold Date 07-Jun-24

Distance 1.25km

RS = Recent sale UN = Undisclosed Sale

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