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	1/124 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	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$440,000	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Mar 2024	to	28 Feb 2025	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
2/300 CAMP ROAD BROADMEADOWS VIC 3047	$523,000	11-Jan-25
3/20-22 NICHOLAS STREET BROADMEADOWS VIC 3047	$550,000	30-Jan-25
2 WODONGA STREET BROADMEADOWS VIC 3047	$570,000	14-Dec-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: 26 March 2025

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2/300 CAMP ROAD BROADMEADOWS VIC 3047

3 2 1

Sold Price **$523,000** Sold Date **11-Jan-25**

Distance **0.84km**



3/20-22 NICHOLAS STREET BROADMEADOWS VIC 3047

3 2 3

Sold Price **$550,000** Sold Date **30-Jan-25**

Distance **0.29km**



2 WODONGA STREET BROADMEADOWS VIC 3047

3 2 1

Sold Price **$570,000** Sold Date **14-Dec-24**

Distance **0.83km**

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

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