

## 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

29 SMILEY ROAD BROADMEADOWS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$613,500

Property type

House

Suburb

Broadmeadows

Period-from

01 Oct 2021

to

30 Sep 2022

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

7 TRETHOWAN STREET BROADMEADOWS VIC 3047	\$640,000	07-Oct-22
22 GRAHAM STREET BROADMEADOWS VIC 3047	\$635,000	26-Aug-22
39 CUTHBERT STREET BROADMEADOWS VIC 3047	\$610,000	07-May-22

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: 19 October 2022



**7 TRETOWAN STREET  
BROADMEADOWS VIC 3047**

3 1 1

Sold Price <sup>RS</sup> **\$640,000** Sold Date **07-Oct-22**

Distance **0.13km**



**22 GRAHAM STREET  
BROADMEADOWS VIC 3047**

4 2 2

Sold Price <sup>RS</sup> **\$635,000** Sold Date **26-Aug-22**

Distance **0.28km**



**39 CUTHBERT STREET  
BROADMEADOWS VIC 3047**

3 1 2

Sold Price **\$610,000** Sold Date **07-May-22**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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