

## 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

4/138 KITCHENER STREET BROADMEADOWS VIC 3047

### Indicative selling price

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

Single Price

\$420,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Apr 2024

to

31 Mar 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 5/69 CUTHBERT STREET BROADMEADOWS VIC 3047  | \$436,000 | 25-Feb-25 |
| 3/12 HOLBERRY STREET BROADMEADOWS VIC 3047  | \$413,000 | 29-Oct-24 |
| 2/124 CUTHBERT STREET BROADMEADOWS VIC 3047 | \$442,500 | 13-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.~~

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5/69 CUTHBERT STREET  
BROADMEADOWS VIC 3047

 2  1  1

Sold Price

436000

Sold Date 25-Feb-25

Distance 0.66km



3/12 HOLBERRY STREET  
BROADMEADOWS VIC 3047

 2  1  2

Sold Price

413000

Sold Date 29-Oct-24

Distance 1.18km



2/124 CUTHBERT STREET  
BROADMEADOWS VIC 3047

 2  1  1

Sold Price

442500

Sold Date 13-Dec-24

Distance 0.16km

RS = Recent sale      UN = Undisclosed Sale

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