



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 138 Cuthbert Street, BROADMEADOWS 3047

House



2 beds



1 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$600,000 -  
\$650,000**

### Median sale price

Median **House** for **BROADMEADOWS** for period **Mar 2017 - Sep 2017**  
Sourced from **Pricefinder**.

**\$512,500**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**3 Joffre Street,** Price **\$652,000** Sold 23 March 2017  
Broadmeadows 3047

**23 Bicknell Street,** Price **\$673,000** Sold 02 September 2017  
Broadmeadows 3047

**5 Joffre Street,** Price **\$696,000** Sold 27 May 2017  
Broadmeadows 3047

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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