



Statement of Information

Sections 47AF of the Estate Agents Act 1980

3/61 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

Range from \$320,000 - \$350,000

Median sale price

Not provided

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.

2/45 Nepean Street,
Broadmeadows 3047

Price **\$331,000** Sold

3/52 Jacana Avenue,
Broadmeadows 3047

Price **\$338,000** Sold

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 six months

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 Pricerfinder.

Contact agents

 **Ali Celik**
Stockdale & Leggo

03 9306 0422
0431 494 438

ali.celik@stockdaleleggo.com.au



Stockdale & Leggo Glenroy

201 Glenroy Road,
Glenroy VIC 3046