

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 5 Trethowan Street, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$470,000

&

\$500,000

Median sale price

Median price \$557,500

House

X

Unit

Suburb

Broadmeadows

Period - From 01/07/2018

to

30/09/2018

Source REIV

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 six 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
1	22 Graham St BROADMEADOWS 3047	\$520,000	12/10/2018
2	28 Congram St BROADMEADOWS 3047	\$490,000	03/08/2018
3	41 Walsh St BROADMEADOWS 3047	\$470,000	20/10/2018

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 six months.



Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



22 Graham St BROADMEADOWS 3047 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 12/10/2018

Rooms: 4

Property Type: House

Land Size: 638 sqm approx

28 Congram St BROADMEADOWS 3047 (REI)

Agent Comments



Price: \$490,000

Method: Sold Before Auction

Date: 03/08/2018

Rooms: -

Property Type: House

41 Walsh St BROADMEADOWS 3047 (REI)

Agent Comments



Price: \$470,000

Method: Auction Sale

Date: 20/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 601 sqm approx