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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

75 Graham Street, Broadmeadows
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### Indicative selling price

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

\$590,000
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\$640,000
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### Median sale price

Median price

\$470,000
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House

X
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Suburb

Broadmeadows
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Period - From

AUG 2016
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to

AUG 2017
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Source

Realestate.com.au
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### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 - 45 Cuthbert Street, Broadmeadows	\$616,000	12/08/2017
2 - 39 Cuthbert Street, Broadmeadows	\$617,000	05/8/2017
3 - 11 Waverley Street, Broadmeadows	\$598,000	05/08/2017