

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 16 Osway Street Broadmeadows Vic 3047

Indicative selling price

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

Single price \$*_____ or range between \$*560,000 & \$600,000

Median sale price

Median price \$575,000 Property Type House Suburb Broadmeadows

Period - From 27/10/2021 to 27/10/2021 Source REA

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 2 Wedding Court Broadmeadows Vic 3047	\$590,000	12/10/2021
2 9 Housden Street Broadmeadows Vic 3047	\$615,000	09/10/2021
3 21 Blair Street Broadmeadows Vic 3047	\$620,000	08/09/2021

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.~~

This Statement of Information was prepared on: 22/11/2021