

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
Including suburb and
postcode 8 Wilby Court, Broadmeadows 3047

Indicative selling price

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

Single Price \$610,000

Median sale price

Median price \$550,000

House X

Suburb Broadmeadows

Period - From JAN 2018

to MARCH 2018

Source realestate.com.au

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
86 Ripplebrook Drive, Broadmeadows	\$595,000	03/18
3 Winton Court, Broadmeadows	\$580,000	11/17
23 Cavendish Street, Broadmeadows	\$588,500	12/17