

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 6 Oxley Court Broadmeadows

Indicative selling price

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

range between \$550,000 & \$590,000

Median sale price

Median price \$563,825 Property type house Suburb Broadmeadows

Period - From Oct-19 to Dec-19 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
15 Heywood Crescent Broadmeadows	\$582,777	01/02/20
13 Graham St, Broadmeadows	\$565,000	02/10/19
82 Kitchener Street Broadmeadows	\$585,000	06/12/19

This Statement of Information was prepared on: 21/02/2020