

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 82 Kitchener Street, Broadmeadows 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 \$540,000 & \$590,000

Median sale price

Median price \$531,250 Property type House Suburb Broadmeadows

Period - From 05/09/18 to 04/09/19 Source realestate.com.au

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 – 65 Lahinch Street Broadmeadows	\$586,250	22/08/19
2 – 14 Dacelo Avenue Broadmeadows	\$618,000	15/08/19
3 – 19 Smiley Road Broadmeadows	\$623,500	29/07/19

This Statement of Information was prepared on: 12th September 2019