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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 4/1-3 Korong Court, Broadmeadows

### Indicative selling price

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

Single price \$369,000

### Median sale price

Median price \$335,000 Unit X Suburb Broadmeadows  
Period - From JUNE 2017 to JULY 2017 Source REIV [propertydata.com.au](http://propertydata.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
1 - 3/17 Colin Court, Broadmeadows	\$380,000	07/06/2017
2 - 3/16 Waranga Crescent, Broadmeadows	\$375,500	07/05/2017
3 - 3/100 Waranga Crescent, Broadmeadows	\$347,000	19/03/20117