Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offer	ed for s	sale							_	
Including sub	1/11 Nicholas Street, Broadmeadows Vic 3047									
Indicative sel	ling pric	e								
For the meaning	g of this p	orice see	con	sumer.vic.go	ov.au/und	derquo	ting			
Single price \$266,000										
Median sale price										
Median price	dian price \$450,000 Property Type Unit Suburb Broa						Broadmeado	Broadmeadows		
Period - From 01/10/2018 to 30/09/2019 Source REIV					REIV	1				
Comparable p	property	sales	(*De	lete A or B	below	as ap _l	plica	ble)		
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								P	rice	Date of sale
1										
2										
3										
OR										
									wer than thre ne last six mo	e comparable nths.
		This St	atem	ent of Inforn	nation wa	as prer	ared	on:	21/12/20	10 16:58









Indicative Selling Price \$266,000 Median Unit Price Year ending September 2019: \$450,000

Comparable Properties

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.

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177





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Section 47AF of the Estate Agents Act 1980

				Occiloi	11 71/1	Oi tii	c Estate Ag	ciită Aut 1300
Prope	rty offered for	sale						
Inclu	Address ding suburb and postcode	2/11 Nicho	las Street, Broadm	neadows V	ic 3047			
Indica	tive selling pri	ce						
For the	meaning of this	price see co	nsumer.vic.gov.au	/underquo	ting			
Si	ingle price \$266,	,000						
Media	n sale price					_		
Medi	ian price \$450,00	00 F	Property Type Unit		s	uburb	Broadmeado	ows
Period	d - From 01/10/2	2018 to	30/09/2019	Sc	ourceR	EIV		
Compa	arable property	y sales (*D	elete A or B bel	ow as ap _l	plicabl	e)		
A*		e estate agei	ies sold within two nt or agent's repre				•	
Addre	ess of comparab	le property				Pr	ice	Date of sale
1								
2								
3								
OR								
В*			representative reatwo kilometres of					
		This State	ment of Information	n was pren	ared or	n:	21/12/20	19 16.59









Indicative Selling Price \$266,000 Median Unit Price Year ending September 2019: \$450,000

Comparable Properties

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offer	ed for s	sale									
Address Including suburb and postcode		3/11 Nicholas Street, Broadmeadows Vic 3047									
Indicative sell	ling pric	e									
For the meaning	g of this p	orice see	con	sumer.vic.go	ov.au/und	derquo	ting				
Single price \$266,000											
Median sale p	rice										
Median price	\$450,00	00	Pro	operty Type	Unit			Suburb	Broadmead	ows	
Period - From 01/10/2018 to 30/09/2019 Source REIV					REIV	/					
Comparable p	property	sales	(*De	lete A or B	below	as ap _l	plica	ble)			
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								P	rice	Date of sale	
1											
2											
3											
OR											
									wer than thre ne last six mo	e comparable onths.	
		This St	atem	ent of Inforn	nation wa	as prer	ared	on:	21/12/20	119 17:00	









Indicative Selling Price \$266,000 Median Unit Price Year ending September 2019: \$450,000

Comparable Properties

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Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



