

## 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 112 Ripplebrook Drive, Broadmeadows 3047

### Indicative selling price

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

Range between \$550,000 & \$580,000

### Median sale price

Median price \$560,000 House ☒ Suburb Broadmeadows  
Period - From FEB 2018 to MAY 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
1 - 31 Nathalia Street, Broadmeadows	\$586,000	07/04/18
2 - 86 Ripplebrook Drive, Broadmeadows	\$595,000	19/03/18
3 - 161 Cuthbert Street, Broadmeadows	\$615,000	05/05/18