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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

65 Lahinch Street, Broadmeadows 3047
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### Indicative selling price

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

Range between

\$530,000
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 & 

\$580,000
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### Median sale price

Median price

\$530,750
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 House 

X
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 Suburb 

Broadmeadows
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Period - From 

FEB 2019
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 to 

AUG 2019
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 Source 

<a href="http://www.realestate.com.au">www.realestate.com.au</a>
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### 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 – 7 Meredith Street, Broadmeadows	\$490,000	06/06/19
2 – 4 Stevenson Street, Broadmeadows	\$550,000	20/03/19
3 – 40 Electric Street, Broadmeadows	\$581,000	02/03/19