

## 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 71 Academy Drive, Broadmeadows 3047

### Indicative selling price

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

Single Price \$640,000

### Median sale price

Median price \$578,500

House ☒

Suburb Broadmeadows

Period - From APRIL 2018 to SEPT 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 – 17 Wharton Avenue, Broadmeadows	\$600,000	19/04/18
2 – 13 Stanhope Street, Broadmeadows	\$625,000	23/08/18
3 – 14 Geach Street, Dallas	\$610,000	29/03/18