

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 1/4 Cooper Street, Broadmeadows

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$420,000

Median sale price

Median price \$365,000 Unit X Suburb Broadmeadows
Period - From OCT 2016 to APRIL 2017 Source RP Data

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 2/23 Housden Street, Broadmeadows	\$369,000	11/2016
2 2/2 Metelman Court, Broadmeadows	\$386,000	03/2017
3 1/2 Blair Street, Broadmeadows	\$365,000	10/2016