Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	le							
Address Including suburb and postcode	2/12 Blair Street Broadmeadows VIC 3047							
Indicative selling price								
For the meaning of this pric	e see consumer.vi	c.gov.au	ı/underquo	ting (*D	Delete single pric	e or range	as applicable)	
Single Price		114	or ran betwe	-	\$480,000	&	\$525,000	
Median sale price								
(*Delete house or unit as ap	plicable)							
Median Price	\$389,000	Prop	perty type		Unit	Suburb	Broadmeadows	
Period-from	01 Mar 2019	to	29 Feb 2020		Source	Corelogic		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

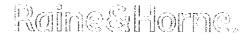
Address of comparable property	Price	Date of sale	
2/61 Cuthbert Street Broadmeadows VIC 3047	\$475,000	07-Dec-19	
1/3 Kerang Court Broadmeadows VIC 3047	\$510,000	08-Nov-19	
1/22 Waranga Crescent Broadmeadows VIC 3047	\$490,000	31-Aug-19	

OR

B* 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 6 months.

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2/61 Cuthbert Street **Broadmeadows VIC 3047**

Sold Price

\$475,000 Sold Date 07-Dec-19

Distance 0.23km

1/3 Kerang Court Broadmeadows VIC 3047

= 3

Sold Price

\$510,000 Sold Date 08-Nov-19

Distance 0,41km

1/22 Waranga Crescent **Broadmeadows VIC 3047**

四 5

Sold Price

\$490,000 Sold Date **31-Aug-19**

Distance

0.45km

RS = Recent sale UN = Undisclosed Sale

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