
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

7 Kay Court, Broadmeadows

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$499,000

Median sale price

Median price

\$443,500

*House

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Suburb

Broadmeadows

Period - From

JUNE 2016

to

MAY 2017

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 - 44 Katunga Crescent, Broadmeadows	\$495,000	10/05/2017
2 - 81 Johnstone Street, Jacana	\$485,000	27/03/2017
3 - 9 Tongio Court, Broadmeadows	\$482,000	13/05/2017