
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 3/18 Meredith Street, Broadmeadows 3047

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$430,000 Unit X Suburb Broadmeadows

Period - From FEB 2019 to JULY 2019 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 - 5/14-18 Holberry Street, Broadmeadows	\$355,000	20/02/19
2 - 1/426 Camp Road, Broadmeadows	\$330,000	20/04/19
3 - 3/12 Meredith Street, Broadmeadows	\$365,000	29/04/19