

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 68 Cuthbert Street, Broadmeadows 3047

Indicative selling price

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

Single Price \$650,000

Median sale price

Median price \$545,000

House ☒

Suburb Broadmeadows

Period - From 26/12/17 to 26/02/18

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 - 35 Stanhope Street, Broadmeadows	\$650,000	25/01/18
2 - 18 Stanhope Street, Broadmeadows	\$650,000	18/12/17
3 - 24 Meredith Street, Broadmeadows	\$700,000	11/12/17