

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 5 Canni Court, Broadmeadows 3047

Indicative selling price

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

Single Price \$540,000

Median sale price

Median price 540,000 House ☒ Suburb Broadmeadows
Period - From 22/07/2018 to 22/01/2018 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
5 Avoca Street, Broadmeadows	\$525,000	18/12/2017
75 Girgarre Street, Broadmeadows	\$510,000	28/09/2017
150 Railway Crescent, Broadmeadows	\$525,000	23/09/2017