

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

15 Martell Street, Broadmeadows, 3047

Indicative selling price

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

Single price \$ or range between \$470,000 & \$500,000

Median sale price

Median price \$540,000 *House x *unit Suburb or locality Broadmeadows
Period - From June 2016 to June 2017 Source REIV

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. 424 Camp Road, Broadmeadows	\$546,000	20/5/17
2. 1 Seymour Street, Broadmeadows	\$530,000	25/2/17
3. 218 Graham Street, Broadmeadows	\$518,500	1/7/17