

## 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 6 Indigo Court, Broadmeadows 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$480,000

### Median sale price

Median price \$560,000

House X

Suburb Broadmeadows

Period - From 25/05/18 to 25/11/18

Source CoreLogic

### 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 – 2 Greta Court, Broadmeadows	\$480,000	14/08/18
2 – 5 Tongio Court, Broadmeadows	\$482,500	16/07/18
3 – 44 Blair Street, Broadmeadows	\$460,000	05/10/18