

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 26 Kitchener Street, Broadmeadows 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$500,000 & \$550,000

Median sale price

Median price \$512,250 Property type House Suburb Broadmeadows

Period - From APRIL 2019 to OCT 2019 Source www.realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* 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- 49 Kitchener Street, Broadmeadows	\$500,000	15/05/19
2- 60 Kitchener Street, Broadmeadows	\$500,000	03/05/19
3- 19 Smiley Road, Broadmeadows	\$525,000	14/06/19

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 16 October 2019