
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 12 Merricks Street, Broadmeadows

Indicative selling price

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

\$500,000

&

\$550,000

Median sale price

Median price \$470,000

House

X

Suburb Broadmeadows

Period - From MAY 2017

to AUG 2017

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 - 18 Timboon Crescent, Broadmeadows	\$510,000	05/08/2017
2 - 134 Johnstone Street, Broadmeadows	\$517,000	17/07/2017
3 - 6 Bittern Street, Broadmeadows	\$505,000	29/04/2017