

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Realestate.com

### Property offered for sale

Address  
Including suburb and  
postcode 90 Kitchener Street, Broadmeadows 3047

### Indicative selling price

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

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

### Median sale price

(\*Delete house or unit as applicable)

Median price \$436,500 \*House \*Unit X Suburb Broadmeadows

Period - From to Source Corelogic

### 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
110 Waranga Crescent, Broadmeadows	\$550,000	8 <sup>th</sup> April 2017
2 Holberry Street, Broadmeadows	\$530,000	22 <sup>nd</sup> April 2017
9 Cooper Street, Broadmeadows	\$540,000	15 <sup>th</sup> April 2017

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.