



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**38 Blair Street,  
BROADMEADOWS 3047**

House

3 beds

1 baths

2 parking

### Indicative selling price

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

**Range from \$540,000 -  
\$570,000**

### Median sale price

Median **House** for **BROADMEADOWS** for period **Apr 2017 - Jul 2017**  
Sourced from **PDOL**.

**\$540,000**

### 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 the most comparable to the property for sale.

**21 Graham Street,**  
Broadmeadows 3047

**Price \$518,500** Sold 01 July 2017

**12 Merricks Street,**  
Broadmeadows 3047

**Price \$575,500** Sold 23 September 2017

**15 Martell Street,**  
Broadmeadows 3047

**Price \$568,000** Sold 19 August 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PDOL.

### Contact agents

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