

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode

5 Hartley Street, Broadmeadows

### 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)

Range between \$500,000 & \$520,000

### Median sale price

Median price \$449,944 Property type Unit Suburb Broadmeadows

Period - From Nov 2021 to Jan 2022 Source REIV

### 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. 1/36 Congram St BROADMEADOWS	\$505,000	21/09/2021
2. 3/28 Graham St BROADMEADOWS	\$460,000	30/06/2021
3. 1/8 Evans Ct BROADMEADOWS	\$450,000	05/08/2021

This Statement of Information was prepared on:

07.02.2003