

## 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 5/14-18 Holberry Street, Broadmeadows 3047

### Indicative selling price

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

Range between \$340,000 & \$370,000

### Median sale price

Median price \$375,000 Unit X Suburb Broadmeadows  
Period - From 10/08/18 to 06/02/19 Source RPData

### 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 - 43A Holberry Street, Broadmeadows	\$360,000	10/08/18
2 - 1/52 Meredith Street, Broadmeadows	\$345,000	20/12/18
3 - 3/187 Widford Street, Broadmeadows	\$375,000	26/09/18