

## 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 6 Jensen Road, 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 \$670,000 & \$720,000

### Median sale price

Median price \$578,500 House ☒ Suburb Broadmeadows

Period - From APRIL 2018 to AUGUST 2018 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 – 11 Cooper Street, Broadmeadows	\$700,000	05/2018
2 – 17 Meredith Street, Broadmeadows	\$635,000	08/2018
3 – 14 Ortolan Avenue, Broadmeadows	\$725,000	04/2018