

## 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 19 Smiley 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 \$550,000 & \$600,000

### Median sale price

Median price \$540,000 House ☒ Suburb Broadmeadows

Period - From FEB 2019 to JULY 2019 Source [www.realestate.com.au](http://www.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 – 94 Cuthbert Street, Broadmeadows | \$600,000 | 22/03/19     |
| 2 – 40 Electric Street, Broadmeadows | \$581,000 | 02/03/19     |
| 3 – 34 Graham Street, Broadmeadows   | \$600,000 | 09/02/19     |