

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 3/101 Kitchener Street, Broadmeadows 3047

### 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)

Single price \$ or range between \$455,000 & \$495,000

### Median sale price

Median price \$427,500 Property type Townhouse Suburb Broadmeadows

Period - From SEP 2020 to FEB 2021 Source [www.realestate.com.au](http://www.realestate.com.au)

### 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 - 3/34 Kitchener Street, Broadmeadows	\$430,000	26/01/21
2 - 2/68 Waranga Crescent, Broadmeadows	\$500,000	30/12/20
3 - 3/7 Gosford Crescent, Broadmeadows	\$450,500	26/11/20

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 01 February 2021