
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 47 Nepean Street, Broadmeadows

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$439,000

Median sale price

Median price \$443,500

*House ☒

Suburb Broadmeadows

Period - From APRIL 2016 to MAY 2017

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 - 1/15 Nicholas Street, Broadmeadows	\$423,000	25/02/2017
2 - 25 Gerbert Street, Broadmeadows	\$430,000	18/02/2017
3 - 58 Gerbert Street, Broadmeadows	\$401,000	01/04/2017