

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 3/26 Meredith Street, Broadmeadows 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$440,000

or range between \$*

&

\$

Median sale price

Median price \$441,250

Property type Townhouse

Suburb Broadmeadows

Period - From APRIL 2019

to

OCT 2019

Source 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 - 3/8 Avalon Avenue, Broadmeadows	\$396,500	26/08/19
2 - 1/203 Widford Street, Broadmeadows	\$410,000	12/08/19
3 - 3/140 Cuthbert Street, Broadmeadows	\$391,000	10/07/19

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 October 2019