

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 7/14-18 Holberry Street, Broadmeadows 3047

Indicative selling price

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

Single price \$455,000

Median sale price

Median price \$440,000

Unit X

Suburb Broadmeadows

Period - From FEB 2019

to JULY 2019

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 - 1/325 Camp Road, Broadmeadows	\$445,000	14/03/19
2 - 15 London Road, Broadmeadows	\$455,250	04/03/19
3 - 2/6 Dunn Street, Broadmeadows	\$480,000	15/02/18