
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

2/172 Graham Street, Broadmeadows 3047
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Indicative selling price

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

Range between

\$435,000

 &

\$465,000

Median sale price

Median price

\$496,000

 House

X

 Suburb

Broadmeadows

Period - From

FEB 2019

 to

AUG 2019

 Source

www.realestate.com.au
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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 – 1/203 Widford Street, Broadmeadows	\$410,000	12/08/19
2 – 1/325 Camp Road, Broadmeadows	\$445,000	14/03/19
3 – 15 London Road, Broadmeadows	\$455,250	04/03/19