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	1/350 Camp Road, Broadmeadows 3047

Indicative selling price

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

Single Price	$440,000

Median sale price

Median price	$335,000	Unit	X	Suburb	Broadmeadows
Period - From	04/06/2017	to	04/12/207	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 - 2/36 Blair Street, Broadmeadows	$400,000	11/09/17
2 - 3/44 Gerbert Street, Broadmeadows	$400,000	16/10/17
3 - 1/187 Winifred Street, Broadmeadows	$400,000	09/12/17