Statement of Information
Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	Unit 1 – Unit 8/39 Graham 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)

Unit type or class e.g. One bedroom units	~~Single price~~		Lower price		Higher price
Two bedroom units	~~$~~	Or range between	$445,000	&	$475,000
Three bedroom units	~~$~~	Or range between	$465,000	&	$495,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	$425,000	Suburb	Broadmeadows

Period - From	JUN 2020	To	DEC 2020	Source	www.realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
Two bedroom units	1 – 3/14 Martell Street, Broadmeadows	$421,000	17/02/21
	2 – 3/14 Marong Street, Broadmeadows	$455,000	16/02/21
	3 – 3/284 Camp Road, Broadmeadows	$395,000	12/02/21

Unit type or class	Address of comparable unit	Price	Date of sale
Three bedroom units	1- 4/14 Marong Court Broadmeadows Vic 3047	$490,000	02/12/20
	2 - 1/15 Smiley Road, Broadmeadows	$490,000	26/11/20
	3 – 2/68 Waranga Crescent, Broadmeadows	$500,000	30/12/20

~~**OR**~~

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.~~

This Statement of Information was prepared on: 22 February 2021