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	16 Benambra Street, Broadmeadows

Indicative selling price

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

$560,000	&	$590,000

Median sale price

Median price	540,000	House	X	Suburb	Broadmeadows
Period - From	08/07/2017	to	08/01/2017	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
4 Bittern Street, Broadmeadows	$595,000	09/09/2017
23 Cavendish Street, Broadmeadows	$588,500	04/12/2017
12 Merricks Street, Broadmeadows	$575,000	23/12/2017