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 Merricks Street, Broadmeadows 3047

Indicative selling price

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

Single Price	$470,000

Median sale price

Median price	$540,000	House	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 - 31 Tatura Crescent, Broadmeadows	$430,000	19/06/19
2 - 7 Canni Court, Broadmeadows	$460,000	27/05/16
3 - 6 Indigo Court, Broadmeadows	$445,000	15/02/19