Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	13 Graham Street, Broadmeadows VIC 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$565,000

Median sale price

Median price	$530,750	Property type	*House*	Suburb	Broadmeadows
Period - From	APRIL 2019	to	SEPT 2019	Source	www.realestate.com.au

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

A* 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 – 130 Graham Street, Broadmeadows	$530,000	02/08/19
2 – 30 Smiley Road, Broadmeadows	$525,000	18/07/19
3 – 49 Kitchener Street, Broadmeadows	$500,000	15/05/19

This Statement of Information was prepared on: 5 September 2019