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	26 Ortolan Avenue, 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~~	$	or range between	$670,000	&	$700,000

Median sale price

Median price	$611,500	Property type	*House*	Suburb	Broadmeadows

Period - From	MAR 2020	to	SEP 2021	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- 49 Cuthbert Street, Broadmeadows	$650,000	24/07/2021
2- 72 Cuthbert Street, Broadmeadows	$612,000	15/07/2021
3- 40 Ophir Street, Broadmeadows	$660,000	13/05/2021

~~**OR**~~

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

This Statement of Information was prepared on: 30/08/2021