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 CUSHEN PLACE, 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 $450,000 | & $490,000

Median sale price

Median price	$400,000	Property type	*Unit*	Suburb	BROADMEADOWS
Period - From	APRIL 2023	to	SEP 2023	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
2/13 SMILEY ROAD, BROADMEADOWS VIC 3047	$470,000	09/07/2023
2/11 SMILEY ROAD, BROADMEADOWS VIC 3047	$470,000	24/04/2023
1/145 GRAHAM STREET, BROADMEADOWS VIC 3047	$450,000	23/04/2023

~~**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: 01/09/2023