

# 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 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 \$479,000 & \$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$580,000 \*House  \*Unit  Suburb Broadmeadows  
Period-from 01 Feb 2018 to 31 Jan 2019 Source Corelogic

### 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
37 Talgarno Street Broadmeadows VIC 3047	\$541,500	17-Nov-18
55 Gibson Street Broadmeadows VIC 3047	\$500,000	15-Oct-18
57 Jacana Avenue Broadmeadows VIC 3047	\$590,000	09-Oct-18

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.~~

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**37 Talgarno Street Broadmeadows  
VIC 3047**

 3  1  4

Sold Price

<sup>RS</sup> **\$541,500**

Sold Date

**17-Nov-18**

Distance

**1.05km**



**55 Gibson Street Broadmeadows  
VIC 3047**

 3  1  2

Sold Price

**\$500,000**

Sold Date

**15-Oct-18**

Distance

**1.25km**



**57 Jacana Avenue Broadmeadows  
VIC 3047**

 3  1  4

Sold Price

**\$590,000**

Sold Date

**09-Oct-18**

Distance

**1.44km**

RS = Recent sale

UN = Undisclosed Sale

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