
STATEMENT OF INFORMATION

Multiple residential properties located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

2, 3 & 4/1 Dacelo Avenue, Broadmeadows
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Indicative selling price

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

Unit type or class

Two Bedroom Townhouse (Units 2 & 3)	\$440,000
Two Bedroom Unit (Unit 4)	\$400,000

Suburb unit median sale price

Median price \$ 342,500 Suburb Broadmeadows

Period - From Nov 2016 to Nov 2017 Source Realestate.com.au

Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Units 2 & 3 – 2 Bedroom Townhouses	1 – 1/317 Camp Road, Broadmeadows	\$400,000	16/10/17
	2 – 2/16 Ortolan Avenue, Broadmeadows	\$423,000	25/11/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	3 – 9/213-215 Camp Road, Broadmeadows	\$435,500	16/09/17

Unit type or class

E.g. Two bedroom units

	Address of comparable unit	Price	Date of sale
Unit 4 – Two Bedroom Unit	1 - 2/3 Reginald Court, Broadmeadows	\$365,000	27/07/17
	2 - 23A Holberry Street, Broadmeadows	\$400,500	04/11/17
	3 - 3/2 London Road, Broadmeadows	\$320,000	18/11/17