

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

2/8 Avalon 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$397,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jul 2019

to

30 Jun 2020

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 6 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

3/13 Dunn Street Broadmeadows VIC 3047	\$430,000	07-Mar-20
4/31 Lahinch Street Broadmeadows VIC 3047	\$385,500	03-Jul-20
3/19 Gosford Crescent Broadmeadows VIC 3047	\$370,000	07-May-20

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 6 months.~~

This Statement of Information was prepared on: 29 July 2020



**3/13 Dunn Street Broadmeadows
VIC 3047**

 2  1  1

Sold Price

\$430,000

Sold Date **07-Mar-20**

Distance **0.36km**



**4/31 Lahinch Street Broadmeadows
VIC 3047**

 2  1  1

Sold Price

^{RS} **\$385,500**

Sold Date **03-Jul-20**

Distance **0.25km**



**3/19 Gosford Crescent
Broadmeadows VIC 3047**

 2  1  1

Sold Price

\$370,000

Sold Date **07-May-20**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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