

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale 1 & 4/1 Meredith Street, BROADMEADOWS 3047

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

3 Bedroom Unit

Range **\$550,000 - \$580,000**

#### Suburb unit median sale price

Median Unit for **BROADMEADOWS** for period **Nov 2018 - Oct 2019**

Sourced from **Pricefinder**.

**\$405,000**

#### Comparable property sales

These are the three units 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 the most comparable to the property for sale.

##### 3 Bedroom Unit

**1/8 Avalon Avenue,**  
Broadmeadows 3047

Price **\$505,000** Sold 24  
August 2019

**3/5 Dunn Street,**  
Broadmeadows 3047

Price **\$526,000** Sold 07  
October 2019

**47 Emu Parade,**  
Jacana 3047

Price **\$560,000** Sold 27 July  
2019

This Statement of Information was prepared on 8th Nov 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit

 **3 beds**

 **2 baths**

 **1 parking**

#### Stockdale & Leggo Glenroy

201 Glenroy Road,  
Glenroy VIC 3046

#### Contact agents



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**Stockdale  
& Leggo**

