

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

3/10-12 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$397,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Nov 2019

to

31 Oct 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

3/8 Avalon Avenue Broadmeadows VIC 3047	\$417,000	14-May-20
4/31 Lahinch Street Broadmeadows VIC 3047	\$385,500	18-Jun-20
3/36 Elliott Avenue Broadmeadows VIC 3047	\$400,000	19-Oct-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: 24 November 2020



3/8 Avalon Avenue Broadmeadows VIC 3047 Sold Price **\$417,000** Sold Date **14-May-20**

 3  1  1

Distance **0.02km**



4/31 Lahinch Street Broadmeadows VIC 3047 Sold Price **\$385,500** Sold Date **18-Jun-20**

 2  1  1

Distance **0.27km**



3/36 Elliott Avenue Broadmeadows VIC 3047 Sold Price ^{RS} **\$400,000** Sold Date **19-Oct-20**

 2  1  2

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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