



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**24 Wharton Avenue,
BROADMEADOWS 3047**

House
4 beds
2 baths
3 parking

Indicative selling price

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

Range \$600,000 - \$630,000

Median sale price

Median **House** for **BROADMEADOWS** for period **May 2018 - Nov 2018**
Sourced from **Pricefinder**.

\$553,000

Comparable property sales

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 the most comparable to the property for sale.

71 Academy Drive,
Broadmeadows 3047

Price \$622,000 Sold 08
October 2018

184 Dallas Drive,
Dallas 3047

Price \$661,000 Sold 15
August 2018

24 Herbert Avenue,
Dallas 3047

Price \$620,500 Sold 21 July
2018

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.

Stockdale & Leggo Glenroy

201 Glenroy Road,
Glenroy VIC 3046

Contact agents



Melissa Xuereb
Stockdale & Leggo

03 9306 0422
0418 770 313
melissa.xuereb@stockdaleleggo.com.au



Mark Imbesi
Stockdale & Leggo

03 9306 0422
0418 345 097
mimbesi@stockdaleleggo.com.au

**Stockdale
& Leggo**