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

27 Ortolan Avenue, Broadmeadows Vic 3047

Indicative selling price

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

Range between | $580,000 | & | $610,000

Median sale price

| Median price | $560,000 | Property Type | House | Suburb | Broadmeadows |

| Period - From | 07/10/2019 | to | 06/10/2020 | Source | REIV |

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 six 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
1	157 Widford St BROADMEADOWS 3047	$575,000	27/06/2020
2	60 Ripplebrook Dr BROADMEADOWS 3047	$562,000	25/06/2020
3	22 Holberry St BROADMEADOWS 3047	$560,000	11/07/2020

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 six months.~~

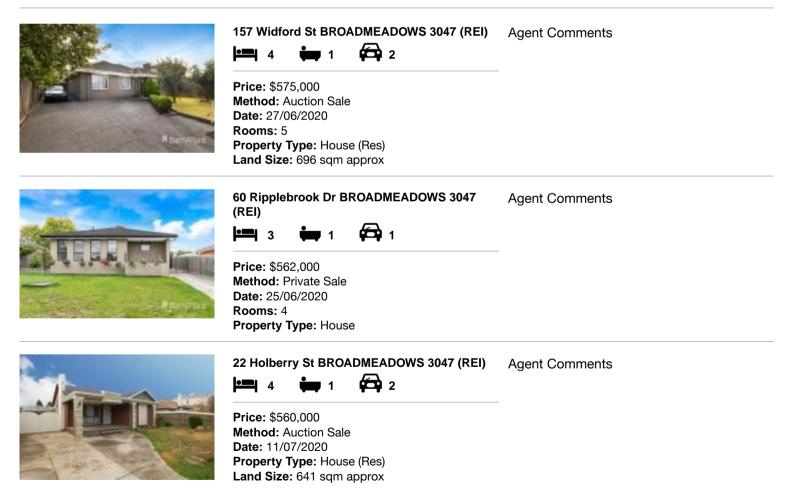This Statement of Information was prepared on: 07/10/2020 14:46

CONSUMER AFFAIRS VICTORIA

Stockdale & Leggo

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Property Type: House
Land Size: 601.18 sqm approx

Agent Comments

Indicative Selling Price
$580,000 - $610,000
Median House Price
07/10/2019 - 06/10/2020: $560,000

Comparable Properties

157 Widford St BROADMEADOWS 3047 (REI)

🛏 4   🛁 1   🚗 2

Price: $575,000
Method: Auction Sale
Date: 27/06/2020
Rooms: 5
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments

60 Ripplebrook Dr BROADMEADOWS 3047 (REI)

🛏 3   🛁 1   🚗 1

Price: $562,000
Method: Private Sale
Date: 25/06/2020
Rooms: 4
Property Type: House

Agent Comments

22 Holberry St BROADMEADOWS 3047 (REI)

🛏 4   🛁 1   🚗 2

Price: $560,000
Method: Auction Sale
Date: 11/07/2020
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938

REIV   propertydata .com.au