

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

2/86 Lahinch Street 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$387,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jan 2019

to

31 Dec 2019

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

1/203 Widford Street Broadmeadows VIC 3047	\$410,000	10-Jul-19
3/26 Meredith Street Broadmeadows VIC 3047	\$443,000	22-Oct-19
24 Ortolan Avenue Broadmeadows VIC 3047	\$330,000	15-Aug-19

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: 08 January 2020



**1/203 Widford Street
Broadmeadows VIC 3047**

 3  1  1

Sold Price **\$410,000** Sold Date **10-Jul-19**

Distance **0.18km**



**3/26 Meredith Street
Broadmeadows VIC 3047**

 3  1  1

Sold Price **\$443,000** Sold Date **22-Oct-19**

Distance **0.21km**



**24 Ortolan Avenue Broadmeadows
VIC 3047**

 3  1  1

Sold Price **\$330,000** Sold Date **15-Aug-19**

Distance **0.36km**



**1/5 Cooper Street Broadmeadows
VIC 3047**

 3  2  1

Sold Price **\$405,000** Sold Date **14-Dec-19**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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