
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

6 Avalon Avenue, Broadmeadows 3047

Indicative selling price

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

Range between

\$540,000

\$

\$590,000

Median sale price

Median price

\$551,000

House

X

Suburb

Broadmeadows

Period - From

13/03/18

to

13/09/18

Source

RP Data

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 – 30 Gerbert Street, Broadmeadows	\$551,000	05/05/18
2 – 81 Graham Street, Broadmeadows	\$577,000	08/09/18
3 – 18 Osway Street, Broadmeadows	\$579,000	09/06/18