

14 Avalon Avenue, Broadmeadows Vic 3047



3 Bed 1 Bath 2 Car

Property Type: House (Res)

Land Size: 650 sqm approx

Indicative Selling Price

\$585,000

Median House Price

Year ending March 2024: \$564,000

Comparable Properties



3 Ophir Street, Broadmeadows 3047 (REI)

3 Bed 1 Bath 3 Car

Price: \$567,500

Method: Private Sale

Date: 09/04/2024

Property Type: House (Res)

Land Size: 636 sqm approx

Agent Comments: Superior presentation, comparable location, comparable land size



11 Keith Crescent, Broadmeadows 3047 (REI/VG)

3 Bed 1 Bath 4 Car

Price: \$555,000

Method: Auction Sale

Date: 06/04/2024

Property Type: House (Res)

Land Size: 619 sqm approx

Agent Comments: Superior presentation, comparable location inferior land size



7 Waranga Crescent, Broadmeadows 3047 (REI)

3 Bed 1 Bath 1 Car

Price: \$517,000

Method: Private Sale

Date: 02/05/2024

Property Type: House (Res)

Land Size: 602 sqm approx

Agent Comments: Comparable presentation and location, inferior land size

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

14 Avalon Avenue, Broadmeadows Vic 3047

Indicative selling price

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

Single Price

\$585,000

Median sale price

Median price

\$564,000

House

x

Suburb

Broadmeadows

Period - From

01/04/2023

to

31/03/2024

Source

REIV

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
3 Ophir Street, BROADMEADOWS 3047	\$567,500	09/04/2024
11 Keith Crescent, BROADMEADOWS 3047	\$555,000	06/04/2024
7 Waranga Crescent, BROADMEADOWS 3047	\$517,000	02/05/2024

This Statement of Information was prepared on:

01/07/2024