

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

3/8 Avalon Avenue 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

\$395,000

&

\$434,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Other

Suburb

Broadmeadows

Period-from

01 Mar 2019

to

29 Feb 2020

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

2/5 Dunn Street Broadmeadows VIC 3047	\$467,000	03-Oct-19
1/3 Alexander Court Broadmeadows VIC 3047	\$425,000	01-Feb-20
2/314 Camp Road Broadmeadows VIC 3047	\$390,000	28-Feb-20

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: 11 March 2020



**2/5 Dunn Street Broadmeadows
VIC 3047**

 3  1  1

Sold Price **\$467,000** Sold Date **03-Oct-19**

Distance **0.41km**



**1/3 Alexander Court
Broadmeadows VIC 3047**

 3  1  1

Sold Price **\$425,000** Sold Date **01-Feb-20**

Distance **0.72km**



**2/314 Camp Road Broadmeadows
VIC 3047**

 3  2  1

Sold Price ^{RS} **\$390,000** ^{UN} Sold Date **28-Feb-20**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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