

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

16 Lilliput Street, Broadmeadows Vic 3047

Indicative selling price

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

Range between

\$525,000

&

\$565,000

Median sale price

Median price

\$570,000

Property Type

House

Suburb

Broadmeadows

Period - From

01/10/2023

to

31/12/2023

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	4 Holberry St BROADMEADOWS 3047	\$563,000	09/10/2023
2	82 Kitchener St BROADMEADOWS 3047	\$550,000	29/08/2023
3	31 Gerbert St BROADMEADOWS 3047	\$540,000	25/11/2023

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:

22/01/2024 14:50

16 Lilliput Street, Broadmeadows Vic 3047

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$525,000 - \$565,000

Median House Price

December quarter 2023: \$570,000



3 1 4

Rooms: 5

Property Type: House

Land Size: 550 sqm approx

Agent Comments

Comparable Properties



4 Holberry St BROADMEADOWS 3047 (REI)

Agent Comments

3 1 2

Price: \$563,000

Method: Private Sale

Date: 09/10/2023

Property Type: House

Land Size: 639 sqm approx



82 Kitchener St BROADMEADOWS 3047 (REI)

Agent Comments

3 1 2

Price: \$550,000

Method: Private Sale

Date: 29/08/2023

Property Type: House

Land Size: 610 sqm approx



31 Gerbert St BROADMEADOWS 3047 (REI)

Agent Comments

3 1 4

Price: \$540,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

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



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