

## 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

8/20 Lilliput Street Broadmeadows VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Mar 2020

to

28 Feb 2021

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

|   |           |           |
|---|-----------|-----------|
| 3/14 Martell Street Broadmeadows VIC 3047   | \$421,000 | 10-Feb-21 |
| 3/39 Kitchener Street Broadmeadows VIC 3047 | \$400,000 | 23-Sep-20 |
| 2/36 Stanhope Street Broadmeadows VIC 3047  | \$410,000 | 29-Oct-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: 22 March 2021



**3/14 Martell Street Broadmeadows  
VIC 3047**

 2  1  1

Sold Price

**\$421,000**

Sold Date

**10-Feb-21**

Distance

**1.5km**



**3/39 Kitchener Street  
Broadmeadows VIC 3047**

 2  2  -

Sold Price

**\$400,000**

Sold Date

**23-Sep-20**

Distance

**1.76km**



**2/36 Stanhope Street  
Broadmeadows VIC 3047**

 2  1  1

Sold Price

**\$410,000**

Sold Date

**29-Oct-20**

Distance

**1.8km**

RS = Recent sale

UN = Undisclosed Sale

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