

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

11 Bicknell Court 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

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Dec 2020

to

30 Nov 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

11 Waverley Street Broadmeadows VIC 3047	\$640,000	24-May-21
5 Avalon Avenue Broadmeadows VIC 3047	\$620,000	20-Nov-21
12 Lichfield Avenue Jacana VIC 3047	\$599,000	31-Jul-21

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: 06 December 2021



11 Waverley Street Broadmeadows VIC 3047

 3  1  -

Sold Price

\$640,000

Sold Date

24-May-21

Distance

0.1km



5 Avalon Avenue Broadmeadows VIC 3047

 4  1  3

Sold Price

^{RS} **\$620,000**

Sold Date

20-Nov-21

Distance

0.48km



12 Lichfield Avenue Jacana VIC 3047

 3  1  1

Sold Price

\$599,000

Sold Date

31-Jul-21

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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