

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

19/28 Glenlitta 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 May 2020

to

30 Apr 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

9/213-215 Camp Road Broadmeadows VIC 3047	\$445,000	10-Jan-21
42A Ophir Street Broadmeadows VIC 3047	\$410,000	13-May-21
3 Cuthbert Street Broadmeadows VIC 3047	\$395,000	19-Feb-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: 17 May 2021



**9/213-215 Camp Road
Broadmeadows VIC 3047**

 3  1  2

Sold Price **\$445,000** Sold Date **10-Jan-21**

Distance **0.85km**



**42A Ophir Street Broadmeadows
VIC 3047**

 3  1  3

Sold Price ^{RS} **\$410,000** Sold Date **13-May-21**

Distance **1.17km**



**3 Cuthbert Street Broadmeadows
VIC 3047**

 2  2  2

Sold Price **\$395,000** Sold Date **19-Feb-21**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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