

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 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

\$380,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

*House

*Unit

Suburb

Broadmeadows

Period-from

01 Jul 2018

to

30 Jun 2019

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

5/69 Cuthbert Street Broadmeadows VIC 3047	\$370,000	19-Jun-19
3/140 Cuthbert Street Broadmeadows VIC 3047	\$391,000	10-Jul-19
43A Gibson Street Broadmeadows VIC 3047	\$450,000	13-Apr-19

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.~~

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**5/69 Cuthbert Street
Broadmeadows VIC 3047**

 2  1  1

Sold Price ^{RS} **\$370,000** ^{UN} Sold Date **19-Jun-19**

Distance **0.91km**



**3/140 Cuthbert Street
Broadmeadows VIC 3047**

 3  1  2

Sold Price ^{RS} **\$391,000** Sold Date **10-Jul-19**

Distance **0.74km**



**43A Gibson Street Broadmeadows
VIC 3047**

 3  2  2

Sold Price **\$450,000** Sold Date **13-Apr-19**

Distance **0.27km**

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

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