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	6 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	$650,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$571,000	Property type	House	Suburb	Broadmeadows
Period-from	01 Mar 2024	to	28 Feb 2025	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
20 FASHION PARADE BROADMEADOWS VIC 3047	$630,000	24-Jan-25
3 WILBY COURT BROADMEADOWS VIC 3047	$643,000	14-Dec-24
11 CUTHBERT STREET BROADMEADOWS VIC 3047	$620,000	11-Oct-24

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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Brittany Hazelwood-smith
M 0414134595
E bhazelwoodsmith@barryplant.com.au



20 FASHION PARADE BROADMEADOWS VIC 3047

3 2 4

Sold Price RS $630,000 Sold Date 24-Jan-25

Distance 2.44km



3 WILBY COURT BROADMEADOWS VIC 3047

3 1 1

Sold Price $643,000 Sold Date 14-Dec-24

Distance 2.27km



11 CUTHBERT STREET BROADMEADOWS VIC 3047

3 1 -

Sold Price $620,000 Sold Date 11-Oct-24

Distance 1.26km

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

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