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	3/2 LORICA 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	$420,000	&	$462,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Other	Suburb	Broadmeadows
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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
4/69 MEREDITH STREET BROADMEADOWS VIC 3047	$420,000	26-May-25
4/319 CAMP ROAD BROADMEADOWS VIC 3047	$440,000	15-Aug-25
4/55 EMU PARADE JACANA VIC 3047	$460,000	25-Oct-25

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: 26 November 2025

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4/69 MEREDITH STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price **$420,000** Sold Date **26-May-25**

Distance **0.4km**



4/319 CAMP ROAD BROADMEADOWS VIC 3047

2 1 1

Sold Price **$440,000** Sold Date **15-Aug-25**

Distance **0.77km**



4/55 EMU PARADE JACANA VIC 3047

2 1 1

Sold Price RS **$460,000** Sold Date **25-Oct-25**

Distance **1.18km**

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

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