

14 Avalon Avenue, Broadmeadows Vic 3047



3 Bed 1 Bath 2 Car
Property Type: House (Res)
Land Size: 650 sqm approx
Indicative Selling Price
 \$500,000 - \$550,000
Median House Price
 Year ending March 2024: \$564,000

Comparable Properties



3 Ophir Street, Broadmeadows 3047 (REI)
3 Bed 1 Bath 3 Car
Price: \$567,500
Method: Private Sale
Date: 09/04/2024
Property Type: House (Res)
Land Size: 636 sqm approx
Agent Comments: Superior presentation, comparable location, comparable land size



11 Keith Crescent, Broadmeadows 3047 (REI/VG)
3 Bed 1 Bath 4 Car
Price: \$555,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 619 sqm approx
Agent Comments: Superior presentation, comparable location inferior land size



7 Waranga Crescent, Broadmeadows 3047 (REI)
3 Bed 1 Bath 1 Car
Price: \$517,000
Method: Private Sale
Date: 02/05/2024
Property Type: House (Res)
Land Size: 602 sqm approx
Agent Comments: Comparable presentation and location, inferior land size

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

14 Avalon Avenue, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$564,000 House x Suburb Broadmeadows

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3 Ophir Street, BROADMEADOWS 3047	\$567,500	09/04/2024
11 Keith Crescent, BROADMEADOWS 3047	\$555,000	06/04/2024
7 Waranga Crescent, BROADMEADOWS 3047	\$517,000	02/05/2024

This Statement of Information was prepared on:

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