

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

3/95-97 LAHINCH STREET BROADMEADOWS VIC 3047

Address  
Including suburb and postcode

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

or range		Price &	\$420,000	\$460,000
Single				
between				

## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$560,000	Property type	House	Suburb	Broadmeadows
Period-from	01 Mar 2023	to	29 Feb 2024	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
10/95-97 LAHINCH STREET BROADMEADOWS VIC 3047	\$465,000	15-Mar-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.

This Statement of Information was prepared on: 21 March 2024