

# 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

3/319 Camp Road, Broadmeadows Vic 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$400,000

&

\$440,000

### Median sale price

Median price

\$447,500

Property Type

Unit

Suburb

Broadmeadows

Period - From

01/10/2020

to

31/12/2020

Source

REIV

### 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 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
1	3/8 Ortolan Av BROADMEADOWS 3047	\$441,000	01/12/2020
2	3/14 Martell St BROADMEADOWS 3047	\$421,000	10/02/2021
3	2/20-22 Nicholas St BROADMEADOWS 3047	\$420,500	03/02/2021

**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 six months.~~

This Statement of Information was prepared on:

08/04/2021 09:22



2   1   1

**Property Type:** Town House  
**Agent Comments**

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

December quarter 2020: \$447,500

## Comparable Properties



**3/8 Ortolan Av BROADMEADOWS 3047 (REI)**

**Agent Comments**

2   1   1

**Price:** \$441,000

**Method:** Private Sale

**Date:** 01/12/2020

**Property Type:** Townhouse (Single)

**Land Size:** 117 sqm approx



**3/14 Martell St BROADMEADOWS 3047 (REI)**

**Agent Comments**

2   1   1

**Price:** \$421,000

**Method:** Private Sale

**Date:** 10/02/2021

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 95 sqm approx



**2/20-22 Nicholas St BROADMEADOWS 3047 (REI)**

**Agent Comments**

2   1   1

**Price:** \$420,500

**Method:** Private Sale

**Date:** 03/02/2021

**Property Type:** Townhouse (Single)

**Land Size:** 173 sqm approx