

## 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

355 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$554,750

Property type

Other

Suburb

Broadmeadows

Period-from

01 Oct 2019

to

30 Sep 2020

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

1/349 Camp Road Broadmeadows VIC 3047	\$425,000	27-Jun-20
49 Jacana Avenue Broadmeadows VIC 3047	\$350,000	27-Jun-20
4/31 Lahinch Street Broadmeadows VIC 3047	\$385,500	18-Jun-20

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: 20 October 2020



**1/349 Camp Road Broadmeadows  
VIC 3047**

 3  1  3

Sold Price

**\$425,000**

Sold Date

**27-Jun-20**

Distance

**0.05km**



**49 Jacana Avenue Broadmeadows  
VIC 3047**

 3  1  -

Sold Price

**\$350,000**

Sold Date

**27-Jun-20**

Distance

**0.54km**



**4/31 Lahinch Street Broadmeadows  
VIC 3047**

 2  1  1

Sold Price

**\$385,500**

Sold Date

**18-Jun-20**

Distance

**0.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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