

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

2/284 Camp Road 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

\$409,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,500

Property type

Other

Suburb

Broadmeadows

Period-from

01 Jun 2019

to

31 May 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

1/5 Cooper Street Broadmeadows VIC 3047	\$405,000	14-Dec-19
5/3 Alexander Court Broadmeadows VIC 3047	\$425,000	01-Feb-20
2/26 Meredith Street Broadmeadows VIC 3047	\$430,000	18-Feb-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: 05 June 2020


**1/5 Cooper Street Broadmeadows
VIC 3047**
 3  2  2

Sold Price

\$405,000

Sold Date

14-Dec-19

Distance

0.45km

**5/3 Alexander Court
Broadmeadows VIC 3047**
 3  1  1

Sold Price

\$425,000

Sold Date

01-Feb-20

Distance

0.56km

**2/26 Meredith Street
Broadmeadows VIC 3047**
 2  1  1

Sold Price

\$430,000

Sold Date

18-Feb-20

Distance

0.85km
RS = Recent sale

UN = Undisclosed Sale

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