

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 267 Camp Road, Broadmeadows 3048

Indicative selling price

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

Single price \$500,000

Median sale price

Median price \$450,000 Unit X Suburb Broadmeadows
Period - From Aug 2017 to Feb 2018 Source RP Data

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
1 - 2C Beulah Street, Broadmeadows	\$445,000	19/12/17
2 - 1/4 Cooper Street, Broadmeadows	\$460,000	22/01/18
3 - 58A Cuthbert Street, Broadmeadows	\$567,000	25/11/17