

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 11/213-215 Camp Road, Broadmeadows VIC 3047

^{fa} Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$360,000

Unit X

Suburb Broadmeadows

Period - From 01/01/2017 to 14/12/2017

Source realestate.com.au

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 - 1/10 Graham Street, Broadmeadows	\$380,000	20/07/17
2 - 2 Deakin Court, Broadmeadows	\$420,000	29/07/17
3 - 2C Beulah Street, Broadmeadows	\$445,000	08/12/17