

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

1/284 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jan 2022

to

31 Dec 2022

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

4/1 MARLO COURT BROADMEADOWS VIC 3047	470000	21-Jul-22
1/295 CAMP ROAD BROADMEADOWS VIC 3047	457000	10-Oct-22
1/5 STANHOPE STREET BROADMEADOWS VIC 3047	510000	13-Jul-22

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: 06 January 2023



**4/1 MARLO COURT
BROADMEADOWS VIC 3047**

 3  1  2

Sold Price **470000** Sold Date **21-Jul-22**

Distance **1.18km**



**1/295 CAMP ROAD
BROADMEADOWS VIC 3047**

 3  2  2

Sold Price **457000** Sold Date **10-Oct-22**

Distance **0.16km**



**1/5 STANHOPE STREET
BROADMEADOWS VIC 3047**

 3  2  1

Sold Price **510000** Sold Date **13-Jul-22**

Distance **0.11km**

RS = Recent sale **UN** = Undisclosed Sale

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