

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 8/213-215 Camp Road, Broadmeadows Vic 3047

Indicative selling price

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

Range between \$410,000 & \$440,000

Median sale price

Median price \$460,000 Property Type Unit Suburb Broadmeadows

Period - From 01/04/2023 to 30/06/2023 Source REIV

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 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	2a Housden St BROADMEADOWS 3047	\$455,000	10/03/2023
2	1/145 Graham St BROADMEADOWS 3047	\$450,000	23/04/2023
3	1/15 Colin Ct BROADMEADOWS 3047	\$425,000	14/08/2023

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 six months.~~

This Statement of Information was prepared on: 29/08/2023 12:59



Rooms: 4
Property Type: Town House
Agent Comments

Indicative Selling Price
\$410,000 - \$440,000
Median Unit Price
June quarter 2023: \$460,000

Comparable Properties



2a Housden St BROADMEADOWS 3047 (REI) **Agent Comments**



Price: \$455,000
Method: Private Sale
Date: 10/03/2023
Property Type: Townhouse (Res)



1/145 Graham St BROADMEADOWS 3047 (REI) **Agent Comments**



Price: \$450,000
Method: Private Sale
Date: 23/04/2023
Property Type: Townhouse (Res)
Land Size: 199 sqm approx



1/15 Colin Ct BROADMEADOWS 3047 (REI) **Agent Comments**



Price: \$425,000
Method: Private Sale
Date: 14/08/2023
Property Type: Townhouse (Single)
Land Size: 154 sqm approx

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