

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

1/319 Camp Road, Broadmeadows Vic 3047

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$455,000 Property Type Unit Suburb Broadmeadows

Period - From 01/01/2021 to 31/03/2021 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	2/15 Smiley Rd BROADMEADOWS 3047	\$460,000	12/05/2021
2	2/6 Rupert Ct BROADMEADOWS 3047	\$430,000	22/03/2021
3	2/21 Sunset Blvd JACANA 3047	\$450,000	15/01/2021

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:

30/06/2021 11:34



2 1 1

Rooms: 5
Property Type: Town House
Agent Comments

Indicative Selling Price
\$450,000 - \$480,000
Median Unit Price
March quarter 2021: \$455,000

Comparable Properties



2/15 Smiley Rd BROADMEADOWS 3047 (REI) **Agent Comments**

3 1 1

Price: \$460,000
Method: Private Sale
Date: 12/05/2021
Property Type: Townhouse (Single)



2/6 Rupert Ct BROADMEADOWS 3047 (REI) **Agent Comments**

2 1 1

Price: \$430,000
Method: Private Sale
Date: 22/03/2021
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 121 sqm approx



2/21 Sunset Blvd JACANA 3047 (REI) **Agent Comments**

2 1 1

Price: \$450,000
Method: Private Sale
Date: 15/01/2021
Property Type: Townhouse (Single)