

# 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

313 Camp Road, Broadmeadows Vic 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$595,000

&

\$645,000

### Median sale price

Median price

\$610,000

Property Type

House

Suburb

Broadmeadows

Period - From

01/04/2021

to

31/03/2022

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	15 Martell St BROADMEADOWS 3047	\$645,000	26/03/2022
2	1 Keith Cr BROADMEADOWS 3047	\$625,000	02/06/2022
3	39 Cuthbert St BROADMEADOWS 3047	\$610,000	07/05/2022

**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:

10/06/2022 15:04



5 2 1

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

Agent Comments

**Indicative Selling Price**

\$595,000 - \$645,000

**Median House Price**

Year ending March 2022: \$610,000

## Comparable Properties

**15 Martell St BROADMEADOWS 3047 (REI)**

Agent Comments

3 2 3

**Price:** \$645,000

**Method:** Auction Sale

**Date:** 26/03/2022

**Property Type:** House (Res)

**Land Size:** 710 sqm approx



**1 Keith Cr BROADMEADOWS 3047 (REI)**

Agent Comments

4 1 3

**Price:** \$625,000

**Method:** Private Sale

**Date:** 02/06/2022

**Property Type:** House

**Land Size:** 675 sqm approx



**39 Cuthbert St BROADMEADOWS 3047 (REI)**

Agent Comments

3 1 2

**Price:** \$610,000

**Method:** Auction Sale

**Date:** 07/05/2022

**Property Type:** House (Res)

**Land Size:** 692 sqm approx