

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

443 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

or range
between

\$670,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jul 2023

to

30 Jun 2024

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

13 MOSS COURT GLENROY VIC 3046	\$685,000	11-Jul-24
33 WESTFIELD BOULEVARD WESTMEADOWS VIC 3049	\$700,000	10-Feb-24
47 HALES CRESCENT JACANA VIC 3047	\$689,000	15-Apr-24

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: 23 July 2024



13 MOSS COURT GLENROY VIC 3046

Sold Price ^{RS} **\$685,000** ^{UN} Sold Date **11-Jul-24**
Distance **1.56km**

3 2 2



33 WESTFIELD BOULEVARD WESTMEADOWS VIC 3049

Sold Price **\$700,000** Sold Date **10-Feb-24**
Distance **1.76km**

3 2 2



47 HALES CRESCENT JACANA VIC 3047

Sold Price **\$689,000** Sold Date **15-Apr-24**
Distance **0.46km**

3 1 1

RS = Recent sale

UN = Undisclosed Sale

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