

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

1/1 ALEXANDER COURT 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

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 May 2022

to

30 Apr 2023

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

1/284 CAMP ROAD BROADMEADOWS VIC 3047	\$460,000	02-May-23
6 HOUSDEN STREET BROADMEADOWS VIC 3047	\$475,000	03-May-23
2A HOUSDEN STREET BROADMEADOWS VIC 3047	\$455,000	10-Mar-23

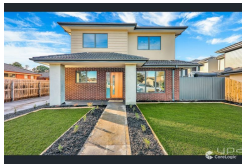
OR

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: 08 May 2023



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**1/284 CAMP ROAD
BROADMEADOWS VIC 3047**

3 1 2

Sold Price ^{RS} **\$460,000** Sold Date **02-May-23**

Distance **0.55km**



**6 HOUSDEN STREET
BROADMEADOWS VIC 3047**

3 1 3

Sold Price ^{RS} **\$475,000** Sold Date **03-May-23**

Distance **0.21km**



**2A HOUSDEN STREET
BROADMEADOWS VIC 3047**

2 1 2

Sold Price **\$455,000** Sold Date **10-Mar-23**

Distance **0.22km**

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

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