

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

1/378 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

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 May 2020

to

30 Apr 2021

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

1/10-12 Avalon Avenue Broadmeadows VIC 3047	\$440,000	29-Mar-21
3/21 Waranga Crescent Broadmeadows VIC 3047	\$420,000	08-May-21
3/21 Colin Court Broadmeadows VIC 3047	\$410,000	19-Nov-20

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: 31 May 2021


**1/10-12 Avalon Avenue
Broadmeadows VIC 3047**
 3  1  1

Sold Price

^{RS}
\$440,000

Sold Date

29-Mar-21

Distance

0.58km

**3/21 Waranga Crescent
Broadmeadows VIC 3047**
 3  1  2

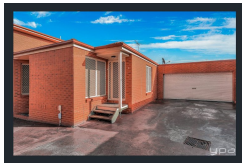
Sold Price

^{RS}
\$420,000

Sold Date

08-May-21

Distance

0.65km

**3/21 Colin Court Broadmeadows
VIC 3047**
 3  1  -

Sold Price

\$410,000

Sold Date

19-Nov-20

Distance

0.93km
RS = Recent sale

UN = Undisclosed Sale

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