

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

1/289 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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Broadmeadows

Period-from

01 May 2021

to

30 Apr 2022

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

3/55 GRAHAM STREET BROADMEADOWS VIC 3047	\$478,000	23-Feb-22
4/24 FASHION PARADE BROADMEADOWS VIC 3047	\$384,000	24-Jan-22
29 ORTOLAN AVENUE BROADMEADOWS VIC 3047	\$365,000	27-Jan-22

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: 25 May 2022



**3/55 GRAHAM STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$478,000** Sold Date **23-Feb-22**

Distance **0.67km**



**4/24 FASHION PARADE
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$384,000** Sold Date **24-Jan-22**

Distance **1.42km**



**29 ORTOLAN AVENUE
BROADMEADOWS VIC 3047**

 3  1  1

Sold Price **\$365,000** Sold Date **27-Jan-22**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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