

## 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

2/350 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$396,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jul 2020

to

30 Jun 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

2/8 Jensen Road Broadmeadows VIC 3047	\$390,000	01-May-21
3/41 Holberry Street Broadmeadows VIC 3047	\$390,000	20-May-21
3/21 Waranga Crescent Broadmeadows VIC 3047	\$420,000	16-Apr-21

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: 13 July 2021



**2/8 Jensen Road Broadmeadows  
VIC 3047**

 2  1  1

Sold Price **\$390,000** Sold Date **01-May-21**

Distance **0.27km**



**3/41 Holberry Street  
Broadmeadows VIC 3047**

 3  1  2

Sold Price Sold Date **20-May-21**

Distance **0.32km**



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

 3  1  2

Sold Price **\$420,000** Sold Date **16-Apr-21**

Distance **0.47km**

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

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