

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

3/325 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Oct 2022

to

30 Sep 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

17 LONDON ROAD BROADMEADOWS VIC 3047	\$500,000	22-Jul-23
2A BEULAH STREET BROADMEADOWS VIC 3047	\$500,000	03-Aug-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: 31 October 2023



**17 LONDON ROAD
BROADMEADOWS VIC 3047**

 3  2  2

Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **22-Jul-23**

Distance **0.44km**



**2A BEULAH STREET
BROADMEADOWS VIC 3047**

 3  1  2

Sold Price **\$500,000** Sold Date **03-Aug-23**

Distance **0.51km**

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

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