

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 5/438 Camp Road, Broadmeadows 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$369,000

### Median sale price

Median price \$352,500

Unit X

Suburb Broadmeadows

Period - From 13/03/17 to 12/03/18

Source Realestate.com.au

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
423 Camp Road, Broadmeadows	\$339,000	07/11/2017
3/423 Camp Road, Broadmeadows	\$339,000	07/11/2017
2/69 Gibson Street, Broadmeadows	\$395,000	17/03/2017