

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

2/286 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

\$425,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Dec 2023

to

30 Nov 2024

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

2/52 MEREDITH STREET BROADMEADOWS VIC 3047	\$430,000	17-Aug-24
2/9-11 LORICA AVENUE BROADMEADOWS VIC 3047	\$442,000	23-Jul-24

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: 08 December 2024



**2/52 MEREDITH STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price ^{RS} **\$430,000** Sold Date **17-Aug-24**

Distance **0.72km**



**2/9-11 LORICA AVENUE
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$442,000** Sold Date **23-Jul-24**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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