

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$465,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Apr 2023

to

31 Mar 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

10/95-97 LAHINCH STREET BROADMEADOWS VIC 3047	\$465,000	15-Feb-24
3/112 RIPPLEBROOK DRIVE BROADMEADOWS VIC 3047	\$495,197	15-Feb-24
2/112 RIPPLEBROOK DRIVE BROADMEADOWS VIC 3047	\$495,197	15-Feb-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: 17 April 2024

**10/95-97 LAHINCH STREET
BROADMEADOWS VIC 3047**

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Sold Price **\$465,000** Sold Date **15-Feb-24**Distance **0.39km****3/112 RIPPLEBROOK DRIVE
BROADMEADOWS VIC 3047**

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Sold Price **\$495,197** Sold Date **15-Feb-24**Distance **1.67km****2/112 RIPPLEBROOK DRIVE
BROADMEADOWS VIC 3047**

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Sold Price Sold Date **15-Feb-24**Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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