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	8/213-215 Camp Road, Broadmeadows Vic 3047
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$410,000 & \$440,000	Range between	\$410,000	&	\$440,000
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Median sale price

Median price	\$460,000	Pro	perty Type U	nit		Suburb	Broadmeadows
Period - From	01/04/2023	to	30/06/2023	Sc	ource	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2a Housden St BROADMEADOWS 3047	\$455,000	10/03/2023
2	1/145 Graham St BROADMEADOWS 3047	\$450,000	23/04/2023
3	1/15 Colin Ct BROADMEADOWS 3047	\$425,000	14/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/08/2023 12:59









Rooms: 4

Property Type: Town House

Agent Comments

Indicative Selling Price \$410,000 - \$440,000 **Median Unit Price** June quarter 2023: \$460,000

Comparable Properties



2a Housden St BROADMEADOWS 3047 (REI)

Price: \$455,000 Method: Private Sale Date: 10/03/2023

└─ 2

Property Type: Townhouse (Res)



1/145 Graham St BROADMEADOWS 3047 (REI) Agent Comments

Agent Comments

Agent Comments

Price: \$450,000 Method: Private Sale Date: 23/04/2023

Property Type: Townhouse (Res) Land Size: 199 sqm approx



1/15 Colin Ct BROADMEADOWS 3047 (REI)

-- 2

Price: \$425.000 Method: Private Sale Date: 14/08/2023

Property Type: Townhouse (Single) Land Size: 154 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938





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