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	6/24 FASHION PARADE 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	$390,000	&	$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$430,000	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Mar 2021	to	28 Feb 2022	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
1/105 CAMP ROAD BROADMEADOWS VIC 3047	$405,000	13-Aug-21
2/30 GRAHAM STREET BROADMEADOWS VIC 3047	$385,000	25-Aug-21
4/24 FASHION PARADE BROADMEADOWS VIC 3047	$384,000	04-Feb-22

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: 21 March 2022

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1/105 CAMP ROAD BROADMEADOWS VIC 3047

2 1 1

Sold Price **$405,000** Sold Date **13-Aug-21**

Distance **-**



2/30 GRAHAM STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price **$385,000** Sold Date **25-Aug-21**

Distance **-**



4/24 FASHION PARADE BROADMEADOWS VIC 3047

2 1 1

Sold Price RS **$384,000** Sold Date **04-Feb-22**

Distance **0.03km**

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

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