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	1/300 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	$475,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$437,500	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Jun 2023	to	31 May 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
4/20-22 NICHOLAS STREET BROADMEADOWS VIC 3047	$460,000	10-Dec-23
3/23 STANHOPE STREET BROADMEADOWS VIC 3047	$510,000	03-Feb-24
1/9 CUTHBERT STREET BROADMEADOWS VIC 3047	$470,000	29-May-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: 03 June 2024