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	5/348 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	$450,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	Unit	Suburb	Broadmeadows
Period-from	JULY 2023	to	JUNE 2024	Source	realestate.com.au

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
2/21 ERNEST STREET BROADMEADOWS VIC 3047	$437,500	06-Jul-24
3/21 ERNEST STREET BROADMEADOWS VIC 3047	$405,000	06-Jul-24
3/3 TYABB COURT BROADMEADOWS VIC 3047	$445,000	08-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: 09 July 2024