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	1/3 KORONG COURT 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	$500,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$420,000	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Aug 2023	to	31 Jul 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
1/423 CAMP ROAD BROADMEADOWS VIC 3047	$550,000	22-Jun-24
3/39 GRAHAM STREET BROADMEADOWS VIC 3047	$560,000	28-Mar-24
1/300 CAMP ROAD BROADMEADOWS VIC 3047	$470,000	01-Jul-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: 14 August 2024

Brittany Hazelwood-smith
M 0414134595
E bhazelwoodsmith@barryplant.com.au



1/423 CAMP ROAD BROADMEADOWS VIC 3047

3 2 1

Sold Price RS $550,000 Sold Date 22-Jun-24

Distance 0.59km



3/39 GRAHAM STREET BROADMEADOWS VIC 3047

3 2 1

Sold Price $560,000 Sold Date 28-Mar-24

Distance 1.23km



1/300 CAMP ROAD BROADMEADOWS VIC 3047

3 1 1

Sold Price RS $470,000 Sold Date 01-Jul-24

Distance 0.83km

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

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