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	55 ACADEMY DRIVE 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	$580,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	House	Suburb	Broadmeadows
Period-from	01 Nov 2023	to	31 Oct 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
103 CAMP ROAD BROADMEADOWS VIC 3047	$600,000	02-Oct-24
2 OVENS COURT BROADMEADOWS VIC 3047	$590,000	31-Aug-24
12 HEYWOOD CRESCENT BROADMEADOWS VIC 3047	$606,000	27-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.~~

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



103 CAMP ROAD BROADMEADOWS VIC 3047

3 1 2

Sold Price RS $600,000 Sold Date 02-Oct-24

Distance 1.73km



2 OVENS COURT BROADMEADOWS VIC 3047

3 1 2

Sold Price RS $590,000 Sold Date 31-Aug-24

Distance 2.28km



12 HEYWOOD CRESCENT BROADMEADOWS VIC 3047

3 1 -

Sold Price RS $606,000 Sold Date 27-Jul-24

Distance 2.82km

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

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