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

4/319 Camp Road, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$420,000		&		\$440,000			
Median sale price								
Median price	\$526,500	Pro	operty Type	Unit			Suburb	Broadmeadows
Period - From	01/04/2025	to	30/06/2025		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2/69 Cuthbert St BROADMEADOWS 3047	\$450,000	09/04/2025
2	3/60 Kitchener St BROADMEADOWS 3047	\$420,000	19/03/2025
3	2/62 Ophir St BROADMEADOWS 3047	\$410,000	07/03/2025

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 six months.

This Statement of Information was prepared on:

16/07/2025 15:27









Rooms: 4 Property Type: Unit Land Size: 151 sqm approx Agent Comments Indicative Selling Price \$420,000 - \$440,000 Median Unit Price June quarter 2025: \$526,500

Comparable Properties

2/69 Cuthbert St BROADMEADOWS 3047 (REI) 2 1 2 2 Price: \$450,000 Method: Private Sale Date: 09/04/2025 Property Type: Unit Land Size: 110 sqm approx	Agent Comments
3/60 Kitchener St BROADMEADOWS 3047 (REI) 2 1 2 - Price: \$420,000 Method: Private Sale Date: 19/03/2025 Property Type: Unit	Agent Comments
2/62 Ophir St BROADMEADOWS 3047 (REI) 2 1 1 1 Price: \$410,000 Method: Private Sale Date: 07/03/2025 Property Type: Townhouse (Single)	Agent Comments

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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