
STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

10 Fleming Drive Broadford

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price range
between

\$495,000

&

\$535,000

Median sale price

Median price

\$402,750

House

X

Suburb or
locality

Broadford VIC 3658

Period - From

01/01/2018

to

30/06/2018

Source

**Comparable property sales**

These are the three properties sold within five kilometres of the property for sale in the last 18 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. 46 CASEY CRES, BROADFORD, VIC 3658	\$546,000	25/02/2018
2. 1 TIMBERTOP RISE, BROADFORD, VIC 3658	\$487,000	08/06/2017
3. 2 FLEMING DR, BROADFORD, VIC 3658	\$510,000	11/04/2017

Property data source: www.pricefinder.com.au Generated on 4th September 2018