

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

67 Ferguson Street, Broadford Victoria 3658

Indicative selling price

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

Range between

\$260, 000

&

\$280, 000

Median sale price

Median price

\$350, 000

House

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Suburb or
locality

BROADFORD

Period - From

01/01/2017

to

31/12/2017

Source

www.pricefinder.com.au

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. 39 HAWDON ST, BROADFORD, VIC 3658	\$260, 000	13/02/2017
2. 52 GOVETT ST, BROADFORD, VIC 3658	\$275, 000	09/05/2017
3. 38 HAWDON ST, BROADFORD, VIC 3658	\$284, 000	11/05/2017

Property data source: www.pricefinder.com.au Generated on 20th of February 2018