

## 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	7 Mylson Avenue Broadford.

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range between	\$330,000	&	\$350,000
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### Median sale price

Median price	\$420,000	House	x	Suburb or locality	Broadford
Period - From	June 2018	to	December 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. 30 Sutherland Street Broadford.	\$345,000	12/09/2018
2. 1 Stafford Street Broadford	\$335,000	04/09/2018
3. 37 Hawdon Street Broadford..	\$350,000	24/07/2018

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 16th January 2019