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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Mountview Estate, Broadford – Stage 3

### Indicative selling price

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

Range between

\$135, 000

&

\$195, 000

### Median sale price

Median price

\$142, 000

Land

☒

Suburb or  
locality

BROADFORD

Period - From

01/06/2016

to

01/06/2017

Source

[www.pricefinder.com.au](http://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. LOT 6, Stage 2 Mountview Broadford	\$150,000	05/08/2017
2. LOT 8, Stage 2 Mountview Broadford	\$135, 000	06/08/2017
3. LOT 9, Stage 2 Mountview Broadford	\$135,000	21/06/2017

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 31 August 2017.