

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Coolabah Street Broadford VIC 3658

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

House

Suburb

Broadford

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

10 Wattle Street Broadford VIC 3658	\$620,000	04-May-21
57 Donaldson Drive Broadford VIC 3658	\$730,000	12-Jul-21
37 Hawdon Street Broadford VIC 3658	\$710,000	07-Sep-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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10 Wattle Street Broadford VIC 3658

4 2 2

Sold Price

\$620,000

Sold Date **04-May-21**

Distance

0.11km



57 Donaldson Drive Broadford VIC 3658

4 2 4

Sold Price

\$730,000

Sold Date **12-Jul-21**

Distance

0.89km



37 Hawdon Street Broadford VIC 3658

4 2 2

Sold Price

^{RS} **\$710,000**

Sold Date **07-Sep-21**

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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