

## 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	12 Roditis Avenue, Broadford Victoria 3658
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### Indicative selling price

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

Range between	\$520, 000	&	\$550, 000
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### Median sale price

Median price	\$380, 000	House	<input checked="" type="checkbox"/>	Suburb or locality	BROADFORD 3658
Period - From	June 2017	to	June 2018	Source	<a href="http://www.pricefinder.com.au">www.pricefinder.com.au</a>

### 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. 13 DEREK DR, BROADFORD, VIC 3658	\$595, 000	10/01/2018
2. 8 BIDSTRUP AVE, BROADFORD, VIC 3658	\$587, 500	20/06/2018
3. 21 FLEMING DR, BROADFORD, VIC 3658	\$580, 000	22/12/2017

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 21<sup>st</sup> August 2018.