

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 ASPECT BOULEVARD, BROADFORD, VIC 3658

Indicative selling price

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

Single Price

\$180, 000

Median sale price

Median price

\$162, 250

LAND

X

Suburb or
locality

BROADFORD VIC 3658

Period - From

July 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. 9 Wattle Street, Broadford Vic 3658	\$175, 000	31/08/2018
2. 4 Banksia Street, Broadford Vic 3658	\$175, 000	25/09/2018
3. 10 Paperbark Court, Broadford Vic 3658	\$160, 000	10/12/2018

Property data source: www.pricefinder.com.au Generated on 20th February 2019