

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

5 Rosie Drive 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

\$545,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$441,250

Property type

House

Suburb

Broadford

Period-from

01 Jan 2020

to

31 Dec 2020

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

14 Nyah Court Broadford VIC 3658	\$520,000	15-Oct-19
4 Wattle Street Broadford VIC 3658	\$580,000	11-Oct-20
10 Coolabah Street Broadford VIC 3658	\$547,500	14-Jul-20

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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14 Nyah Court Broadford VIC 3658 Sold Price **\$520,000** Sold Date **15-Oct-19**

4 2 2

Distance **0.89km**



4 Wattle Street Broadford VIC 3658 Sold Price **\$580,000** Sold Date **11-Oct-20**

4 2 2

Distance **2.5km**



10 Coolabah Street Broadford VIC 3658 Sold Price **\$547,500** Sold Date **14-Jul-20**

4 2 2

Distance **2.53km**

RS = Recent sale **UN** = Undisclosed Sale

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