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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

|                                   |
|-----------------------------------|
| 9 Donaldson Drive, Broadford 3658 |
|-----------------------------------|

### Indicative selling price

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

Price range between 

|           |
|-----------|
| \$305,000 |
|-----------|

 & 

|           |
|-----------|
| \$330,000 |
|-----------|

### Median sale price

Median price 

|           |
|-----------|
| \$312,000 |
|-----------|

 House 

|  |
|--|
|  |
|--|

 Suburb or locality 

|           |
|-----------|
| BROADFORD |
|-----------|

Period - From 

|          |
|----------|
| Jan 2017 |
|----------|

 to 

|              |
|--------------|
| October 2017 |
|--------------|

 Source 

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| <a href="http://www.pricefinder.com.au">www.pricefinder.com.au</a> |
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### Comparable property sales

**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 |
|--------------------------------|-----------|--------------|
| 36 Davidson Street Broadford   | \$330,000 | 02/11/2017   |
| 69 Donaldson Drive Broadford   | \$350,000 | 05/10/2017   |
| 7 Heritage Drive Broadford     | \$320,000 | 28/07/2017   |

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 14 November 2017.