

STATEMENT OF INFORMATION

18 ASPECT BOULEVARD, BROADFORD, VIC 3658

PREPARED BY LOVE & CO, 38 BUSH BOULEVARD MILL PARK

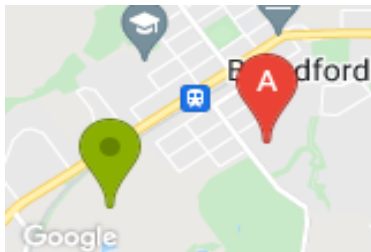


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**18 ASPECT BOULEVARD, BROADFORD,****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$310,000**

MEDIAN SALE PRICE

**BROADFORD, VIC, 3658****Suburb Median Sale Price (Vacant Land)****\$237,500**

01 April 2021 to 31 March 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**58 DAVIDSON ST, BROADFORD, VIC 3658****Sale Price*****\$285,000**

Sale Date: 18/03/2022

Distance from Property: 1.1 km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

18 ASPECT BOULEVARD, BROADFORD, VIC 3658

Indicative selling price

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

Single Price:

\$310,000

Median sale price

Median price

\$237,500

Property type

Vacant Land

Suburb

BROADFORD

Period

01 April 2021 to 31 March 2022

Source

pricefinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

58 DAVIDSON ST, BROADFORD, VIC 3658

*\$285,000

18/03/2022

This Statement of Information was prepared on:

19/04/2022