

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 or
locality and postcode

39 GOVETT STREET, BROADFORD, VIC 3658

Indicative selling price

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

Range Between

\$310,000

and

\$340,000

Median sale price

Median price

\$420,000

Property type

House

Suburb

BROADFORD, VIC 3658

Period - From

Oct 2018

to

Sept 2019

Source

www.pricefinder.com.au

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. 5 HAWDON ST, BROADFORD, VIC 3658	\$325,000	18/09/2019
2. 42 SNODGRASS ST, BROADFORD, VIC 3658	\$330,000	04/05/2019
3. 11 PINNIGER ST, BROADFORD, VIC 3658	\$350,000	19/08/2019

This Statement of Information was prepared on:

25/01/2020