

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

3 TENNI CLOSE 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

\$635,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Broadford

Period-from

01 Apr 2021

to

31 Mar 2022

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 HAKEA STREET BROADFORD VIC 3658	\$680,000	06-Dec-21
12 NYAH COURT BROADFORD VIC 3658	\$740,000	13-Oct-21
3 TASS COURT BROADFORD VIC 3658	\$621,000	19-Jan-22

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.

This Statement of Information was prepared on: 28 April 2022

Vanessa Bruggink

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E ness@wilsonpartners.com.au**14 HAKEA STREET BROADFORD VIC 3658**

Sold Price

\$680,000

Sold Date

06-Dec-21

3



2



4

Distance

0.35km**12 NYAH COURT BROADFORD VIC 3658**

Sold Price

\$740,000

Sold Date

13-Oct-21

4



2



2

Distance

-

**3 TASS COURT BROADFORD VIC 3658**

Sold Price

\$621,000

Sold Date

19-Jan-22

4



2



2

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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