

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale


Address Including suburb and postcode	8 Bidstrup Avenue Broadford 3658
---	----------------------------------

Indicative selling price

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

Price range between	\$545,000	&	\$570,000
------------------------	-----------	---	-----------

Median sale price

Median price	\$405,000	House	x	Suburb or locality	Broadford 3658.
Period - From	August 2017	to	June 2018	Source	

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. 46 Casey Crescent Broadford 3658	\$546,000	25/02/2018
2. 21 Fleming Drive Broadford 3658	\$580,000	22/10/2017
3. 39 Heritage Drive Broadford 3658	\$532,200	08/08/2017

Property data source: www.pricefinder.com.au Generated on 6th June 2018