

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

8 Lorine Parade 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$479,000

Property type

House

Suburb

Broadford

Period-from

01 Jun 2020

to

31 May 2021

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

2-4 Lorine Parade Broadford VIC 3658	\$513,000	14-Jul-20
9 Mia Mia Road Broadford VIC 3658	\$510,000	26-Jan-21
21 Short Street Broadford VIC 3658	\$470,000	27-Feb-21

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.

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2-4 Lorine Parade Broadford VIC 3658

Sold Price

\$513,000

Sold Date

14-Jul-20

4 2 2

Distance

0.1km



9 Mia Mia Road Broadford VIC 3658

Sold Price

\$510,000

Sold Date

26-Jan-21

3 1 2

Distance

0.24km



21 Short Street Broadford VIC 3658

Sold Price

\$470,000

Sold Date

27-Feb-21

2 1 2

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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