

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

3 Hamilton St Broadford 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 \$XXXXXXXXXX or range between \$410,000 & \$450,000

Median sale price

Median price \$454,000

Property type House

Suburb Broadford

Period - From 1/7/2019

to

30/6/2020

Source www.pricfinder.com.au

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
1 38 PIPER ST, BROADFORD, VIC 3658	\$442,500	22/6/2020
2 3 POWLETT ST, BROADFORD, VIC 3658	\$400,000	2/4/2020
3 7 POWLETT ST, BROADFORD, VIC 3658	\$420,000	29/4/2020

This Statement of Information was prepared on: 3/7/2020