



## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 21 Fleming Drive Broadford 3658

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$570,000 & \$610,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$304,750 \*House x \*Unit Suburb Broadford 3658

Period - From July 2017 to July 2017 Source RP Data

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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 Fleming Drive Broadford 3658	\$510,000	11/4/17
6 Roditis Avenue Broadford 3658	\$660,000	22/5/17
1 Tenni Close Broadford 3658	\$590,000	19/10/17

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



## ► SOLD PROPERTIES



### 2 Fleming Drive Broadford VIC 3658

Sold Price: \$510,000  
Sold Date: 11 Apr 2017  
Category: House  
Lot Plan: 18/LP125243 BROADFORD VIC



Distance: 0.42km



### 6 Roditis Avenue Broadford VIC 3658

Sold Price: \$660,000  
Sold Date: 22 May 2017  
Category: House  
Lot Plan: 30/LP220065 BROADFORD VIC



Distance: 0.97km



### 1 Tenni Close Broadford VIC 3658

Sold Price: \$590,000  
Sold Date: 19 Oct 2017  
Category: House  
Lot Plan: 1/PS528811 BROADFORD VIC



Distance: 0.60km