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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

2 Jamieson Street Broadford 3658
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range between

\$245,000
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 & 

\$265,000
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### Median sale price

Median price

\$340,000
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 House 

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 Suburb or locality 

BROADFORD
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Period - From 

1 Mar 2017
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 to 

10 Dec 2017
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 Source 

<a href="http://www.pricefinder.com.au">www.pricefinder.com.au</a>
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### 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
33 Donaldson Drive Broadford	\$265,000	02/12/2017
46 Ferguson Street Broadford	\$240,000	06/03/2017
10 Donaldson Drive Broadford	\$240,000	21/08/2017

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 14 December 2017.