

**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address: 2 Carter Street Broomfield

**Indicative selling price**

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$375,000 & \$395,000

**Median sale price**

Median price: \$318,000 House Suburb: Creswick  
Period - From: 01/06/2018 to 01/09/2018 Source: REA

**Comparable property sales**

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**101 Pasco St  
CRESWICK**

4 2 2

This attractive young home is only a few years old and is just a minute's drive to the hub of town. With fabulous proportions

**Sold by Private Sale \$380,000**  
**Date Sold 28/03/2017**  
**Land 488 SqM**

**4140 Creswick Newstead Rd  
ALLENDALE**

3 1 6

This charming 3 bedroom cottage has been lovingly restored with nothing to do except move in. Set on approximately 2.9 acres

**Sold by Private Sale \$395,000**  
**Date Sold 25/08/2017**  
**Land 11,660 SqM**

**71 Graham Rd  
BROOMFIELD**

4 2 4

A perfect place to lay down your roots and embrace a tranquil way of life! This soothing retreat, blending seamlessly with its

**Sold by Private Sale \$445,000**  
**Date Sold 19/01/2018**  
**Land 4,046 SqM**