

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

5 VIOLET LANE, BROADFORD, VICTORIA 3658

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Or range between

\$360, 000

&

\$390, 000

Median sale price

(*Delete house or unit as applicable)

Median price

\$403, 000

House

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Suburb or
locality

BROADFORD

Period - From

01/10/2017

to

31/03/2018

Source

www.pricefinder.com.au

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
1. 3 Yattarna Court, Broadford, Vic 3658	\$370, 000	28/07/2017
2. 7 Violet Lane, Broadford, Vic 3658	\$380, 000	28/08/2017
3. 7 Rosie Drive, Broadford, Vic 3658	\$410, 000	23/01/2018

Property data source: www.pricefinder.com.au Generated on 29th June 2018.