

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 RUPERT STREET, BROADFORD, VIC







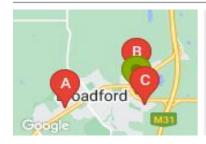
Indicative Selling Price

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

Price Range:

\$440,000 to \$465,000

MEDIAN SALE PRICE



BROADFORD, VIC, 3658

Suburb Median Sale Price (House)

01 January 2022 to 31 December 2022

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



3 DONALDSON DR, BROADFORD, VIC 3658







Sale Price

*\$446,000

Sale Date: 04/01/2023

Distance from Property: 1.9km





38 MCKENZIE ST, BROADFORD, VIC 3658









Sale Price

*\$432,500

Sale Date: 15/09/2022

Distance from Property: 498m





11 MIA MIA RD, BROADFORD, VIC 3658







Sale Price

\$450,000

Sale Date: 25/03/2022

Distance from Property: 371m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Address
Including	suburb and
	postcode

5 RUPERT STREET, BROADFORD, VIC 3658

Indicative selling price

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

Price Range: \$440,000 to \$465,000	
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Median sale price

Median price		Property type	House	Suburb	BROADFORD
Period	01 January 2022 to 31 December 2022		Source	p	ricefinder

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
3 DONALDSON DR, BROADFORD, VIC 3658	*\$446,000	04/01/2023
38 MCKENZIE ST, BROADFORD, VIC 3658	*\$432,500	15/09/2022
11 MIA MIA RD, BROADFORD, VIC 3658	\$450,000	25/03/2022

This Statement of Information was prepared on:

27/02/2023

