### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 19 JAMIESON STREET, BROADFORD, VIC 🕮 3 🕒 2







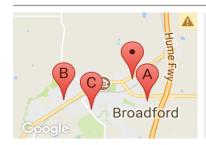
**Indicative Selling Price** 

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

Price Range:

\$398,000 to \$398,000

### **MEDIAN SALE PRICE**



## BROADFORD, VIC, 3658

**Suburb Median Sale Price (House)** 

\$370,000

01 April 2017 to 31 March 2018

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.



14 HERITAGE DR, BROADFORD, VIC 3658







Sale Price

\$350,000

Sale Date: 05/10/2017

Distance from Property: 760m





4 GAVAN ST, BROADFORD, VIC 3658







Sale Price

\*\$470,000

Sale Date: 30/04/2018

Distance from Property: 1.9km





37 DAVIDSON ST, BROADFORD, VIC 3658







Sale Price

\$440.000

Sale Date: 25/11/2017

Distance from Property: 1.4km



# 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	19 JAMIESON STREET, BROADFORD, VIC 3658
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## Indicative selling price

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

Price Range: \$398,000 to \$398,000

### Median sale price

Median price	\$370,000	House	X	Unit		Suburb	BROADFORD
Period	01 April 2017 to 31 Ma	rch 2018		Sourc	ce	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
14 HERITAGE DR, BROADFORD, VIC 3658	\$350,000	05/10/2017
4 GAVAN ST, BROADFORD, VIC 3658	*\$470,000	30/04/2018
37 DAVIDSON ST, BROADFORD, VIC 3658	\$440,000	25/11/2017