

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



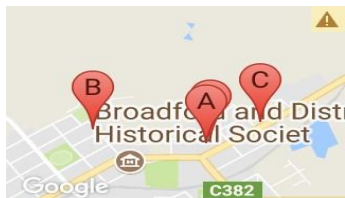
26 MCKENZIE STREET, BROADFORD, VIC  3  1  1

Indicative Selling Price

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

Price Range: \$301,000 to \$335,000

MEDIAN SALE PRICE



BROADFORD, VIC, 3658

Suburb Median Sale Price (House)

\$340,000

01 January 2017 to 31 December 2017

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.



22 MCKENZIE ST, BROADFORD, VIC 3658  3  2  4

Sale Price

***\$355,000**

Sale Date: 01/11/2017

Distance from Property: 58m 



6 MURCHISON ST, BROADFORD, VIC 3658  3  1  4

Sale Price

****\$290,000**

Sale Date: 15/01/2018

Distance from Property: 852m 



205 HIGH ST, BROADFORD, VIC 3658  3  1  2

Sale Price

***\$320,000**

Sale Date: 08/01/2018

Distance from Property: 384m 

This report has been compiled on 15/03/2018 by LJ Hooker Broadford. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

26 MCKENZIE STREET, BROADFORD, VIC 3658

Address

Including suburb and postcode

Indicative selling price

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

\$301,000 to \$335,000

Price Range:

Median sale price

Median price

\$340,000

House

Unit

Suburb

BROADFORD

Period

01 January 2017 to 31 December 2017

Source



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
22 MCKENZIE ST, BROADFORD, VIC 3658	*\$355,000	01/11/2017
6 MURCHISON ST, BROADFORD, VIC 3658	**\$290,000	15/01/2018
205 HIGH ST, BROADFORD, VIC 3658	*\$320,000	08/01/2018