

## 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

1 STAFFORD STREET, BROADFORD, VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$335,000 to \$350,000

### Median sale price

Median price

\$391,500

House

Unit

Suburb

BROADFORD

Period

01 January 2018 to 30 June 2018

Source

pricfinder

### 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
67 FERGUSON ST, BROADFORD, VIC 3658	\$328,000	24/03/2018
15 MYLSON AVE, BROADFORD, VIC 3658	\$275,000	11/11/2017
43 GAVAN ST, BROADFORD, VIC 3658	\$350,000	13/06/2017