

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

Lot/32 Banksia Rise, Broadford Vic 3658

Indicative selling price

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

Range between \$250,000 & \$270,000

Median sale price*

Median price \$250,000 Property Type House Suburb Broadford

Period - From 04/10/2021 to 26/05/2022 Source RP Data

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 | 7 Banksia Rise BROADFORD 3658 | \$254,000 | 25/01/2022 |
| 2 | | | |
| 3 | | | |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 26/05/2022 11:55



Property Type: Land
Land Size: 644 sqm approx
Agent Comments

Indicative Selling Price
\$250,000 - \$270,000
Median House Price *
04/10/2021 - 26/05/2022: \$250,000
* Agent calculated median

Comparable Properties



7 Banksia Rise BROADFORD 3658 (REI)

Agent Comments



Price: \$254,000
Method: Private Sale
Date: 25/01/2022
Property Type: Land
Land Size: 500 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.