
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 15 MYLSON AVENUE BROADFORD

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$250000 & \$275000

Median sale price

Median price \$315000 House Suburb or locality BROADFORD
Period - From July 2016 to June 2017 Source www.pricefinder.com.au

Comparable property sales

A 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
1) 8 FERGUSON STREET BROADFORD	\$ 290,000	31/03/2017
2) 4 DONALDSON DRIVE BROADFORD	\$ 265000	20/01/2017
3) 5 DEAN DRIVE BROADFORD	\$ 270000	29/10/2016

Property data source: www.pricefinder.com.au Generated on 24TH JULY 2017