

Stuart Lauder

REAL ESTATE

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 or
locality and postcode

12 Casey Crescent Broadford Vic

Indicative selling price

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

Single price \$* or range between \$650,000 & \$ 690,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 450,000

*House

*Unit

Suburb
or locality Broadford

Period - From to 06/08/2018

Source realestate.com.au

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 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	29 Casey Crescent Broadford	\$ 720,000	11/08/2018
2	19 Casey Crescent Broadford	\$ 607,000	08/05/2018
3	8 Bidstrup Avenue Broadford	\$ 587,500	15/07/2018

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 18 months.