

# 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

34 Davidson Street Broadford

### Indicative selling price

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

Single price \$\*  or range between \$\* 465,000.00 & \$495,000.00

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 450,000.00

\*House

\*Unit

Suburb  
or locality

Broadford

Period - From

to

10/09/2018

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**

	Address of comparable property	Price	Date of sale
1	Lot 15 Paperbark Court Broadford	\$ 480,000.00	07/08/2018
2	16 Coolabah Street Broadford	\$ 465,000.00	24/07/2018
3	47 Rupert Street Broadford	\$ 500,000.00	29/06/2018

**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.