

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

8 Yattarna Court Broadford, Vic 3658

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 \$* 495,000.00 & \$ 535,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$ 455,000.00

*House

*Unit

Suburb
or locality

Period - From

to 29/10/21018

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	10 Parkland Place Broadford	\$ 530,000.00	9/11/2018
2	10 Grange Drive Broadford	\$ 510,000.00	12/09/2018
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.