

## **STATEMENT OF INFORMATION**

47 POWLETT STREET, BROADFORD, VIC 3658

PREPARED BY CHELSEA CRUMP, STUART LAUDER REAL ESTATE BROADFORD

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**47 POWLETT STREET, BROADFORD, VIC** 5 2 4

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$1,100,000 to \$1,200,000**

Provided by: Chelsea Crump, Stuart Lauder Real Estate Broadford

### MEDIAN SALE PRICE



**BROADFORD, VIC, 3658**

Suburb Median Sale Price (House)

**\$553,500**

01 January 2024 to 31 December 2024

Provided by: pricefinder

### COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



**575 DRY CREEK RD, KILMORE EAST, VIC 3764** 6 3 4

Sale Price

**\$1,400,000**

Sale Date: 15/08/2024

Distance from Property: 5.3km



**375 SUNDAY CREEK RD, SUNDAY CREEK, VIC** 5 2 3

Sale Price

**\$1,015,000**

Sale Date: 11/07/2024

Distance from Property: 3.1km



**322 ELLIOTTS RD, BROADFORD, VIC 3658** 5 2 4

Sale Price

**\$975,000**

Sale Date: 25/07/2024

Distance from Property: 4.8km



This report has been compiled on 24/01/2025 by Stuart Lauder Real Estate Broadford. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

47 POWLETT STREET, BROADFORD, VIC 3658

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$1,100,000 to \$1,200,000

### Median sale price

Median price

\$553,500

Property type

House

Suburb

BROADFORD

Period

01 January 2024 to 31 December 2024

Source



### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

|   |             |            |
|---|-------------|------------|
| 575 DRY CREEK RD, KILMORE EAST, VIC 3764    | \$1,400,000 | 15/08/2024 |
| 375 SUNDAY CREEK RD, SUNDAY CREEK, VIC 3658 | \$1,015,000 | 11/07/2024 |
| 322 ELLIOTTS RD, BROADFORD, VIC 3658        | \$975,000   | 25/07/2024 |

This Statement of Information was prepared on:

24/01/2025