

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 166A Bayview Road, Broadlands, VIC 3875

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$1,500,000

Median sale price

Median price NA Property Type House Suburb Broadlands (3875)

Period - From 01/02/2021 to 24/02/2022 Source rp data

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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
10 FULLARTON DRIVE, PAYNESVILLE VIC 3880	\$15,000,500	24/02/2022
5 PENROSE PLACE, NEWLANDS ARM VIC 3875	\$3,600,000	24/04/2021
65 WADDELLS ROAD, NICHOLSON VIC 3882	\$1,800,000	15/12/2021

This Statement of Information was prepared on: 10/06/2022