

# 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 and  
postcode

71 PIPER STREET, BROADFORD, VIC 3658

## Indicative selling price

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

Single price \$430,000

or range between

&

## Median sale price

Median price \$535,000

Property Type House

Suburb BROADFORD

Period - From 01/02/23

to 07/04/23

Source CoreLogic

## Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

27 GOVETT STREET BROADFORD VIC 3658	\$470,000	07/04/23
6 CATHERINE COURT BROADFORD VIC 3658	\$460,000	09/03/23
201 HIGH STREET BROADFORD VIC 3658	\$475,000	17/02/23

This Statement of Information was prepared on: 7/08/2023