

Wilson Partners

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

7 Coolabah Street 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

\$440,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

House

Suburb

Broadford

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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

9 Coolabah Street Broadford VIC 3658	\$445,000	07-May-19
15 Coolabah Street Broadford VIC 3658	\$445,000	21-Jun-19
6 Hakea Street Broadford VIC 3658	\$515,000	04-Mar-19

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.~~

This Statement of Information was prepared on: 14 September 2019

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9 Coolabah Street Broadford VIC 3658

Sold Price

\$445,000

Sold Date

07-May-19

4 2 2

Distance

0.02km



15 Coolabah Street Broadford VIC 3658

Sold Price

Sold Date

21-Jun-19

4 2 2

Distance

0.06km



6 Hakea Street Broadford VIC 3658

Sold Price

\$515,000

Sold Date

04-Mar-19

4 2 2

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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