

Wilson Partners

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

5 Wallis Road, Broadford

Indicative selling price

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

Single price

or range between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$450,000

*House

X

*Unit

Suburb
or locality

Broadford

Period - From

September
2017

to

September
2018

Source

Google

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 8 Bidstrup Avenue, Broadford	\$587,500	20/06/2018
2 46 Casey Crescent, Broadford	\$546,000	25/02/2018
3 13 Derek Drive, Broadford	\$595,000	10/01/2018