

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 or
locality and postcode

45 Snodgrass Street Broadford

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 \$ 280,000 & \$ 295,000

Median sale price

Median price

290,000

Property type

House

Suburb

Broadford

Period - From

19/10/2018

to

31/10/2018

Source

Landata

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

1	19 Short Street Broadford	\$ 287,000	09/05/2019
2	186 High Street, Broadford	\$ 295,000	28/04/2019
3	40 Hawdon Street, Broadford	\$ 290,000	19/10/2018

This Statement of Information was prepared on: 31/10/2019