

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

20 DEREK DRIVE, BROADFORD

Indicative selling price

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

Single price

or range between

\$430,000

&

\$455,000

Median sale price

Median price

\$545,000

House

☒

Unit

Suburb
or locality

BROADFORD

Period - From

08/04/2018

to

08/04/2019

Source

LANDATA

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
85 DONADLSON DRV, BROADFORD	\$590,000	08/02/2019
206-208 HIGH ST, BROADFORD	\$528,000	02/11/2018
6 HILLVIEW DRV, BROADFORD	\$560,000	25/10/2018