

Wilson Partners | Who Sold It?™

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 **15 Epacris Crescent, 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 &

Median sale price

Median price Property type Suburb

Period - From to Source

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. 5 The Parade, Broadford VIC 3658	\$325,000	05/07/2024
2. 3 The Parade, Broadford VIC 3658	\$340,000	18/06/2024
3. 3 View Street, Broadford VIC 3658	\$275,000	08/05/2024

This Statement of Information was prepared on:

Wilson Partners

1, 33-35 Sydney Street Kilmore Vic 3764
03 5781 1999