

# 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

1A Horace Court Broadford

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$315,000

&

\$335,000

#### Median sale price

Median price

\$333,750

House

X

Unit

Suburb  
or locality

Broadford

Period - From

12/09/17

to

11/09/18

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
1/63 Ferguson Street Broadford	\$300,000	31/05/18
67 Ferguson Street Broadford	\$328,000	24/03/18
3/4 Gavan Street Broadford	\$299,500	22/03/18