

# 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 Coolabah Street 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

\$395,000

&

\$425,000

#### Median sale price

Median price

\$400,000

House

X

Unit

Suburb  
or locality

Broadford

Period - From

13/12/2018

to

13/05/2019

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
6 Hakea street, Broadford	\$515,000	04/03/2019
24 Burges lane, Broadford	\$430,000	24/02/2019
3 Acacia court, Broadford	\$400,000	16/01/2019