

# 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

22 Last Street, Broadford Vic 3658

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$390,000 & \$410,000

#### Median sale price

Median price

\$570,000

Property type

Residential

Suburb

Broadford

Period - From

13.11.2021

to

27.10.2022

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. 43 Ferguson Street, Broadford	\$401,000	02.04.2022
2. 41 Ferguson Street, Broadford	\$410,000	15.03.2022
3. 15 Rupert Street, Broadford	\$400,000	13.11.2021

This Statement of Information was prepared on: 27.10.2022