

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

7 Powlett Street Broadford

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 \$ 410,000 & \$ 440,000

Median sale price

\$ 400,250

Property type house

Suburb Broadford

Period - From 14.06.2019

TO

30.07.2019

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 37 First Street, Broadford	\$ 435,000	14.06.2019
2 1 Powlett Street, Broadford	\$ 420,000	08.07.2019
3 39 Rupert Street, Broadford	\$ 427,000	30.07.2019

This Statement of Information was prepared on: 09.12.2019