

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 Broadhurst Lane, Wandong, Victoria, 3758

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$700,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$548,850

*House x

*Unit

Suburb
or locality Wandong, Victoria

Period - From 3/3/2017

to 15/8/2017

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
695 O'gradys road, Wandong, Victoria	\$588,000	20/4/2017
1 Mathiesond road, Wandong, Victoria	\$695,000	29/6/2017
3187 Epping-kilmore road, Wandong, Victoria	\$590,000	15/8/2017