

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

4 Lake View Drive, Broadford, VIC

Indicative selling price

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

Single price

or range between

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$397,500
Residential
home

*House
&
acrea
e

*Unit

Suburb
or locality

Broadford

Period - From

July 2018

to

March 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
1 10 Brucewater Court Broadford, VIC, 3658	\$545,000	30/12/2018
2 85 Donaldson Drive Broadford, VIC, 3658	\$590,000	08/11/2018
3 10 Parkland Place Broadford, VIC, 3658	\$530,000	04/11/2018