

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

13 Davidson Street, Broadford, VIC 3658

Indicative selling price

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

Single price \$330,000

or range between \$

&

\$

Median sale price

Median price \$517,750

Property type Land

Suburb Broadford

Period - From 30.07.2021

to

20.05.2022

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. 24 McKenzie Street, Broadford Vic 3658	\$330,000	30.07.2021
2. 28 The Parade, Broadford Vic 3658	\$330,000	29.09.2021
3. 11 Aspect Boulevard, Broadford Vic 3658	\$290,000	26.08.2021

This Statement of Information was prepared on: 20.05.2022