

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

3 Coolabah Street, Broadford

Indicative selling price

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

Single price \$480,000

or range between

&

Median sale price

Median price

\$400,250

House

X

Unit

Suburb
or locality

Broadford

Period - From

5/10/2018

to

25/10/2018

Source

RP DATA

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
15 Paperbark Court, Broadford	\$480,000	5/10/2018
47 Rupert street, Broadford	\$500,000	5/10/2018
55 Rupert Street, Broadford	\$480,000	25/10/2018