

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

195 ELIOTTS ROAD, BROADFORD 3658

Indicative selling price

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

Single price

or range between

\$ 889,000

&

\$ 957,000

Median sale price

Median price

\$725,000

House

Unit

Suburb
or locality

BROADFORD

Period - From

01 / 10 / 2017

to

19 / 10 / 2018

Source

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
270 SUGARLOAF CREEK ROAD, BROADFORD 3658	\$850,000	09 / 06 / 2018
250 JEFFREIS LANE, BROADFORD 3658	\$800,000	21 / 04 / 2018
2169 BROADFORD-FLOWERDALE ROAD, STRATH CREEK 3658	\$850,000	02 / 10 / 2018