

# 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

2 Derek Drive, Broadford

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$695,000

&

\$760,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price

\$455,000

\*House

\*Unit

Suburb  
or locality

Broadford

Period - From

March 2018

to

June 2018

Source

Google

#### 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 3 Purrier Court, Broadford	\$680,000	07/02/2018
2 9 Timbertop Rise, Broadford	\$690,000	01/10/2017
3 85 Skye Road, Broadford	\$640,000	19/07/2017