

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

| |
|------------------------------|
| 38 Donaldson Drive Broadford |
|------------------------------|

Indicative selling price

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

Single price or range between &

Median sale price

Median price House Unit Suburb or locality
Period - From to 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 |
|--------------------------------|-----------|--------------|
| 22 Grange Drive Broadford | \$445,000 | 14.09.2018 |
| 13 Grange Drive Broadford | \$435,000 | 03.01.2018 |
| 16 Coolabah Street Broadford | \$465,000 | 31.08.2018 |