

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

22 McKenzie Street Broadford

Indicative selling price

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

Single price \$ or range between \$380,000 & \$415,000

Median sale price

(*Delete house or unit as applicable)

Median price \$295,000 *House x *Unit Suburb or locality Broadford

Period - From 01.06.17 to 01.08.17 Source Broadford

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 17 McKenzie street Broadford	\$275,000	23.8.2016
2 9 High street Broadford	\$365,000	18.11.2016
3 41 McKenzie street Broadford	\$295,000	7.9.2016