

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

221 Great Alpine Road Bruthen VIC 3885

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$495,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$326,500

Property type

Other

Suburb

Bruthen

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

5 Cornwalls Road Bruthen VIC 3885	\$480,000	14-Aug-20
111 Omaras Road Bruthen VIC 3885	\$450,000	17-Oct-19
48 Great Alpine Road Bruthen VIC 3885	\$495,000	19-Nov-20

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 09 March 2021



**5 Cornwalls Road Bruthen VIC 3885** Sold Price **\$480,000** Sold Date **14-Aug-20**

 3  2  1

Distance **1.37km**



**111 Omaras Road Bruthen VIC 3885** Sold Price **\$450,000** Sold Date **17-Oct-19**

 4  1  2

Distance **1.77km**



**48 Great Alpine Road Bruthen VIC 3885** Sold Price **\$495,000** Sold Date **19-Nov-20**

 4  2  2

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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