

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

2A Newbridge – Arnold Road, Newbridge

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### Indicative selling price

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

Single Price \$139,000

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### Median sale price

Median Price \$ 72,000 | Land | Newbridge

Period – From July 16 to July 17 Source – RPdata

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### 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
Lot 22 Triangle Road, Newbridge	\$ 69,000	10/05/17
3000 Wimmera St Arnaud Rd, Tarnagulla	\$100,000	11/06/17
150 Christies Road, Inglewood	\$ 79,000	07/08/17