

STATEMENT OF INFORMATION

7 PARK ST, BRIDGEWATER ON LODDON, VIC 3516 PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 PARK ST, BRIDGEWATER ON LODDON, 🕮 3 🕒 1 😂 -







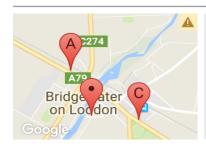
Indicative Selling Price

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

Price Range:

\$550,000 to \$605,000

MEDIAN SALE PRICE



BRIDGEWATER ON LODDON, VIC, 3516

Suburb Median Sale Price (House)

\$288,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



11 INGLEWOOD RD, BRIDGEWATER ON







Sale Price

**\$265,000

Sale Date: 02/05/2017

Distance from Property: 717m





11 INGLEWOOD RD, BRIDGEWATER ON







Sale Price

\$160,000

Sale Date: 19/04/2017

Distance from Property: 717m





54 MAIN ST, BRIDGEWATER ON LODDON, VIC 🕮 3 🕒 1







Sale Price

\$207,000

Sale Date: 16/12/2016

Distance from Property: 635m



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 and postcode	7 PARK ST, BRIDGEWATER ON LODDON, VIC 3516
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Indicative selling price

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

Price Range: \$550,000 to \$605,000

Median sale price

Median price	\$288,000	House	Χ	Unit	Suburb	BRIDGEWATER ON LODDON
Period	01 April 2017 to 31 March 2018			Source	p	ricefinder

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
11 INGLEWOOD RD, BRIDGEWATER ON LODDON, VIC 3516	**\$265,000	02/05/2017
11 INGLEWOOD RD, BRIDGEWATER ON LODDON, VIC 3516	\$160,000	19/04/2017
54 MAIN ST, BRIDGEWATER ON LODDON, VIC 3516	\$207,000	16/12/2016