

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

87 ENDURO ROAD, CAPE BRIDGEWATER, VIC, 3305

Indicative selling price

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

Single price \$639,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$520,000.00

*House

*Unit

Suburb
or locality Cape Bridgewater

Period - From 01 January
2017

to 31 December
2017

Source PriceFinder

Comparable property sales

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, however these may be useful.

Address of comparable property	Price	Date of Sale
147 AMOS RD, CAPE BRIDGEWATER, VIC, 3305	\$520,000.00	24/04/2017
1343 GORAE RD, GORAE WEST, VIC, 3305	\$487,000.00	30/03/2017
151 AMOS RD, CAPE BRIDGEWATER, VIC, 3305	\$755,000.00	27/01/2017