

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

1702 BRIDGEWATER ROAD CAPE BRIDGEWATER

Indicative selling price

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

Single price \$475,000

Median sale price

(*Delete house or unit as applicable)

Median price \$637,500

*House

*Unit

Suburb
or locality PORTLAND 3305

Period - From 20/05/2017 to 20/05/2018

Source PRICE FINDER

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 |
|---|-------------------------------------|-----------|--------------|
| 1 | 151 AMOS ROAD CAPE BRIDGEWATER | \$755,000 | 06/02/2017 |
| 2 | 32 FLINDERS STREET CAPE BRIDGEWATER | \$800,000 | 11/08/2017 |
| 3 | 147 AMOS ROAD CAPE BRIDGEWATER | \$520,000 | 17/05/2017 |