

STATEMENT OF INFORMATION

32 CRAIG DRIVE, BELLBRIDGE, VIC 3691

PREPARED BY SELLBUYRENT, 1-103 HUME STREET WODONGA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**32 CRAIG DRIVE, BELLBRIDGE, VIC 3691** 4  2  4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$460,000 to \$475,000**

MEDIAN SALE PRICE

**BELLBRIDGE, VIC, 3691**

Suburb Median Sale Price (House)

\$387,500

01 October 2016 to 30 September 2017

Provided by: 

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.

**3 VISTA CRT, BELLBRIDGE, VIC 3691** 4  3  2

Sale Price

\$460,000

Sale Date: 04/07/2016

Distance from Property: 210m

**14 ELIZABETH CRES, BELLBRIDGE, VIC 3691** 4  2  2

Sale Price

\$445,000

Sale Date: 22/09/2015

Distance from Property: 426m

**40 CRAIG DR, BELLBRIDGE, VIC 3691** -  -  -

Sale Price

\$475,000

Sale Date: 06/12/2016

Distance from Property: 59m

**This report has been compiled on 17/10/2017 by Sellbuyrent. Property Data Solutions Pty Ltd 2017 - www.pricfinder.com.au**

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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

32 CRAIG DRIVE, BELLBRIDGE, VIC 3691

Indicative selling price

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

Price Range: \$460,000 to \$475,000

Median sale price

Median price \$387,500

House

Unit

Suburb BELLBRIDGE

Period 01 October 2016 to 30 September 2017

Source



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
3 VISTA CRT, BELLBRIDGE, VIC 3691	\$460,000	04/07/2016
14 ELIZABETH CRES, BELLBRIDGE, VIC 3691	\$445,000	22/09/2015
40 CRAIG DR, BELLBRIDGE, VIC 3691	\$475,000	06/12/2016