

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 3 1 -

Sale Price

****\$265,000**

Sale Date: 02/05/2017

Distance from Property: 717m



11 INGLEWOOD RD, BRIDGEWATER ON 3 1 -

Sale Price

\$160,000

Sale Date: 19/04/2017

Distance from Property: 717m



54 MAIN ST, BRIDGEWATER ON LODDON, VIC 3 1 2

Sale Price

\$207,000

Sale Date: 16/12/2016

Distance from Property: 635m



This report has been compiled on 24/05/2018 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.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

7 PARK ST, BRIDGEWATER ON LODDON, VIC 3516

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

Unit

Suburb

BRIDGEWATER ON
LODDON

Period 01 April 2017 to 31 March 2018

Source

pricfinder

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