



STATEMENT OF INFORMATION

50 RYAN STREET, NEWBRIDGE, VIC 3551

PREPARED BY LOIS DE JONG, BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



50 RYAN STREET, NEWBRIDGE, VIC 3551

 4  1  -

Indicative Selling Price

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

Single Price: **\$209,000**

Provided by: Lois De Jong, Bendigo Property Plus

MEDIAN SALE PRICE



NEWBRIDGE, VIC, 3551

Suburb Median Sale Price (House)

\$180,000

01 January 2017 to 31 December 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.



28 MARKET ST, NEWBRIDGE, VIC 3551

 3  2  2

Sale Price

****\$167,000**

Sale Date: 05/09/2017

Distance from Property: 332m



31 GIFFARD ST, NEWBRIDGE, VIC 3551

 3  2  2

Sale Price

\$250,000

Sale Date: 08/08/2017

Distance from Property: 428m



63 MARKET ST, NEWBRIDGE, VIC 3551

 2  1  -

Sale Price

****\$120,000**

Sale Date: 04/07/2017

Distance from Property: 295m



This report has been compiled on 12/03/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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63 MARKET ST, NEWBRIDGE, VIC 3551

 2  1  -

Sale Price

\$70,000

Sale Date: 26/01/2017

Distance from Property: 295m



11 RAGLAN ST, NEWBRIDGE, VIC 3551

 1  1  -

Sale Price

****\$90,000**

Sale Date: 03/08/2017

Distance from Property: 412m

NELSON ST, NEWBRIDGE, VIC 3551

 1  -  -

Sale Price

\$52,500

Sale Date: 05/04/2017

Distance from Property: 396m



NEWBRIDGE, VIC 3551

 -  -  -

Sale Price

****\$80,000**

Sale Date: 28/04/2017

Distance from Property: 4.9km



1 URQUHART ST, NEWBRIDGE, VIC 3551

 -  -  -

Sale Price

****\$33,000**

Sale Date: 12/10/2017

Distance from Property: 1.3km





OLD TARNAGULLA RD, NEWBRIDGE, VIC 3551



Sale Price

\$74,000

Sale Date: 01/12/2016

Distance from Property: 2.2km



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

50 RYAN STREET, NEWBRIDGE, VIC 3551

Indicative selling price

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

Single Price:

\$209,000

Median sale price

Median price

\$180,000

House

X

Unit


Suburb

NEWBRIDGE

Period

01 January 2017 to 31 December 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
28 MARKET ST, NEWBRIDGE, VIC 3551	**\$167,000	05/09/2017
31 GIFFARD ST, NEWBRIDGE, VIC 3551	\$250,000	08/08/2017
63 MARKET ST, NEWBRIDGE, VIC 3551	**\$120,000	04/07/2017
63 MARKET ST, NEWBRIDGE, VIC 3551	\$70,000	26/01/2017

11 RAGLAN ST, NEWBRIDGE, VIC 3551	**\$90,000	03/08/2017
NELSON ST, NEWBRIDGE, VIC 3551	\$52,500	05/04/2017
NEWBRIDGE, VIC 3551	**\$80,000	28/04/2017
1 URQUHART ST, NEWBRIDGE, VIC 3551	**\$33,000	12/10/2017
OLD TARNAGULLA RD, NEWBRIDGE, VIC 3551	\$74,000	01/12/2016