

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







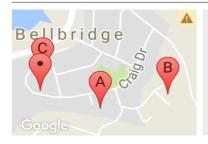
Indicative Selling Price

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

Price 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: **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.



3 VISTA CRT, BELLBRIDGE, VIC 3691







Sale Price

\$460,000

Sale Date: 04/07/2016

Distance from Property: 210m





14 ELIZABETH CRES, BELLBRIDGE, VIC 3691







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



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
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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 X	Unit	Suburb	BELLBRIDGE	
Period	01 October 2016 to 30 September 2017		Source	p	pricefinder	

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

