

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 3246 Bridgewater-Maldon Road, Newbridge, VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$125,000

### Median sale price

Median price NA Property Type Vacant Land Suburb Newbridge (3551)

Period - From 01/09/2021 to 30/09/2021 Source Core Logic

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

A These are two 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
3242 Bridgewater-Maldon road, Newbridge vic 3551	\$115,000	30/12/2021
3244 BRIDGEWATER-MALDON ROAD, NEWBRIDGE VIC 3551	\$110,000	08/09/2021

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 15/12/2022