

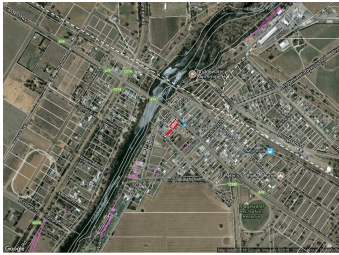
# STATEMENT OF INFORMATION

7 MAIN STREET, 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 MAIN STREET, BRIDGEWATER ON

3 1 -

#### Indicative Selling Price

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

Price Range: **\$330,000 to \$363,000**

## MEDIAN SALE PRICE



### BRIDGEWATER ON LODDON, VIC, 3516

Suburb Median Sale Price (House)

**\$288,000**

01 April 2017 to 31 March 2018

Provided by:

## 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: 599m



### 11 INGLEWOOD RD, BRIDGEWATER ON

3 1 -

#### Sale Price

**\$160,000**

Sale Date: 19/04/2017

Distance from Property: 599m



### 21 ARNOLD RD, BRIDGEWATER ON LODDON,

4 - -

#### Sale Price

**\$89,000**

Sale Date: 26/07/2017

Distance from Property: 517m

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](http://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 MAIN STREET, BRIDGEWATER ON LODDON, VIC 3516

Indicative selling price

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

Price Range:

\$330,000 to \$363,000

Median sale price

Median price

\$288,000

House

X

Unit


Suburb

BRIDGEWATER ON LODDON

Period

01 April 2017 to 31 March 2018

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
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
21 ARNOLD RD, BRIDGEWATER ON LODDON, VIC 3516	\$89,000	26/07/2017