



# STATEMENT OF INFORMATION

30 BROUGHAM STREET, BRIDGEWATER ON LODDON, VIC 3516

PREPARED BY LOIS DE JONG, BENDIGO PROPERTY PLUS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**30 BROUGHAM STREET, BRIDGEWATER**

 3  1  4

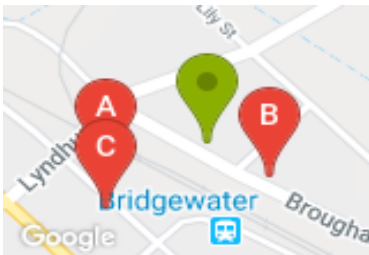
**Indicative Selling Price**

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

**Single Price: 219,900.**

Provided by: Lois De Jong, Bendigo Property Plus

## MEDIAN SALE PRICE



**BRIDGEWATER ON LODDON, VIC, 3516**

**Suburb Median Sale Price (House)**

**\$265,000**

01 January 2019 to 31 December 2019

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.



**18 ELDON ST, BRIDGEWATER ON LODDON,**

 3  1  2

**Sale Price**

**\$292,000**

Sale Date: 05/07/2019

Distance from Property: 174m



**16 ERSKINE ST, BRIDGEWATER ON LODDON,**

 3  2  1

**Sale Price**

**\$275,000**

Sale Date: 17/04/2019

Distance from Property: 119m



**33 ELDON ST, BRIDGEWATER ON LODDON,**

 3  1  4

**Sale Price**

**\$225,000**

Sale Date: 04/03/2019

Distance from Property: 208m



This report has been compiled on 03/02/2020 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2020 - [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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

30 BROUGHAM STREET, BRIDGEWATER ON LODDON, VIC 3516

### Indicative selling price

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

Single Price:

219,900.

### Median sale price

Median price

\$265,000

Property type

House

Suburb

BRIDGEWATER ON  
LODDON

Period

01 January 2019 to 31 December  
2019

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

18 ELDON ST, BRIDGEWATER ON LODDON, VIC 3516	\$292,000	05/07/2019
16 ERSKINE ST, BRIDGEWATER ON LODDON, VIC 3516	\$275,000	17/04/2019
33 ELDON ST, BRIDGEWATER ON LODDON, VIC 3516	\$225,000	04/03/2019

This Statement of Information was prepared on:

03/02/2020