

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

15 LYNDHURST STREET BRIDGEWATER ON LODDON VIC 3516

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

House

Suburb

Bridgewater On
Loddon

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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 BROUGHAM STREET BRIDGEWATER ON LODDON VIC 3516	\$313,000	23-Feb-22
4 ALMOND AVENUE BRIDGEWATER ON LODDON VIC 3516	\$350,000	23-Feb-22
17 LYNDHURST STREET BRIDGEWATER ON LODDON VIC 3516	\$410,000	28-Sep-21

OR

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: 10 February 2023



**28 BROUGHAM STREET
BRIDGEWATER ON LODDON VIC**
3516
2 1 2

Sold Price **\$313,000** Sold Date **23-Feb-22**
Distance **0.16km**



**4 ALMOND AVENUE
BRIDGEWATER ON LODDON VIC**
3516
2 1 2

Sold Price **\$350,000** Sold Date **23-Feb-22**
Distance **0.75km**



**17 LYNDHURST STREET
BRIDGEWATER ON LODDON VIC**
3516
3 1 1

Sold Price **\$410,000** Sold Date **28-Sep-21**
Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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