

# 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 or locality and postcode

21 Middle Bridge Road, Betley Vic 3472

### Indicative selling price

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

Single price \$\* or range between \$495,000 & \$520,000

### \* Median sale price

Median price \$ Property type Suburb

Period - From to Source

### Comparable property sales

Address of comparable property	Price	Date of sale
144 Dunolly-Avoca Road, Dunolly Vic 3472	\$550,000	11/01/2022
30 Tweeddale Street, Dunolly Vic 3472	\$450,000	01/07/2021
	\$	

**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: 24/03/2022