

STATEMENT OF INFORMATION

9 BOWDEN STREET, BIRREGURRA, VIC 3242

PREPARED BY MARION NOTT, CHARLES STEWART REAL ESTATE COLAC

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 BOWDEN STREET, BIRREGURRA, VIC

 **3**  **1**  **2**

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$580,000**

Provided by: Marion Nott, Charles Stewart Real Estate Colac

MEDIAN SALE PRICE



BIRREGURRA, VIC, 3242

Suburb Median Sale Price (House)

\$380,000

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.



37 BOWDEN ST, BIRREGURRA, VIC 3242

 **2**  **1**  **1**

Sale Price

***\$593,000**

Sale Date: 10/03/2018

Distance from Property: 297m



2 PARK LANE, BIRREGURRA, VIC 3242

 **4**  **2**  **2**

Sale Price

\$890,000

Sale Date: 27/06/2017

Distance from Property: 525m



72 BEAL ST, BIRREGURRA, VIC 3242

 **4**  **1**  **-**

Sale Price

\$650,000

Sale Date: 28/03/2017

Distance from Property: 549m



This report has been compiled on 17/05/2018 by Charles Stewart Real Estate Colac. Property Data Solutions Pty Ltd 2018 - 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

9 BOWDEN STREET, BIRREGURRA, VIC 3242

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$580,000

Median sale price

Median price

\$380,000

House

X

Unit


Suburb

BIRREGURRA

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
37 BOWDEN ST, BIRREGURRA, VIC 3242	*\$593,000	10/03/2018
2 PARK LANE, BIRREGURRA, VIC 3242	\$890,000	27/06/2017
72 BEAL ST, BIRREGURRA, VIC 3242	\$650,000	28/03/2017