

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

CA 50A Bridgewater-Dunolly Road, Arnold VIC 3551

Indicative selling price

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

Single Price

or range
between

\$150,000

&

\$165,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

Newbridge-Arnold Road Newbridge VIC 3551	\$102,500	20-Jan-20
78-80 Burke Street Newbridge VIC 3551	\$160,000	12-Feb-20
199 Arnold West Road Arnold West VIC 3551	\$145,000	28-Sep-20

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: 22 February 2021

**Real Estate**

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**Newbridge-Arnold Road
Newbridge VIC 3551**

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Sold Price

\$102,500Sold Date **20-Jan-20**Distance **1.02km****78-80 Burke Street Newbridge VIC
3551**

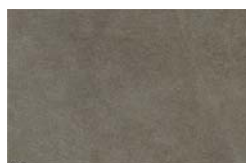
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Sold Price

\$160,000Sold Date **12-Feb-20**Distance **5.56km****199 Arnold West Road Arnold West
VIC 3551**

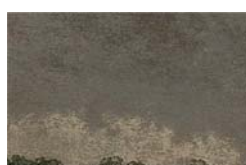
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Sold Price

^{RS} **\$145,000** ^{UN}Sold Date **28-Sep-20**Distance **6.97km****Arnold West Road Arnold West VIC
3551**

- - -

Sold Price

\$170,000Sold Date **28-Sep-20**Distance **7.18km****Wimmera Highway Tarnagulla VIC
3551**

- - -

Sold Price

Sold Date **03-Jul-20**Distance **8.8km****124-132 Commercial Road
Tarnagulla VIC 3551**

- - -

Sold Price

\$115,000Sold Date **26-Sep-20**Distance **9.11km**

RS = Recent sale

UN = Undisclosed Sale

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