

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

37 Bowden Street, Birregurra Vic 3242

Indicative selling price

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

Range between \$450,000

&

\$495,000

Median sale price*

Median price \$417,000

House

X

Unit

Suburb or locality Birregurra

Period - From 19/02/2017

to

19/02/2018

Source PriceFinder

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 eighteen 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
1		
2		
3		

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 eighteen months.~~

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 14 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Rooms:
Property Type: Land
Land Size: 8182 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median House Price *
19/02/2017 - 19/02/2018: \$417,000
* Agent calculated median based on 14 sales

Comparable Properties

6 Bowden St BIRREGURRA 3242 (VG)

Agent Comments



Price: \$510,000
Method: Sale
Date: 13/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 3684 sqm approx

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 eighteen months.