

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

28 Goldmans Road, Cottles Bridge Vic 3099

Indicative selling price

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

Range between \$1,405,000

&

\$1,450,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Cottles Bridge

Period - From 16/07/2023

to

15/07/2024

Source REIV

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

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1280 Heidelberg Kinglake Rd COTTLES BRIDGE 3099	\$1,630,000	28/11/2023
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/07/2024 10:19



 3  2  4

Property Type: House
Land Size: 10791 sqm approx
Agent Comments

Indicative Selling Price
\$1,405,000 - \$1,450,000
Median House Price
16/07/2023 - 15/07/2024: \$1,700,000

Comparable Properties



**1280 Heidelberg Kinglake Rd COTTLES
BRIDGE 3099 (REI/VG)**

Agent Comments

 5  2  4

Price: \$1,630,000
Method: Private Sale
Date: 28/11/2023
Property Type: House (Res)
Land Size: 5101 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.