## 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 betweer	\$1,405,000		8		\$1,450,000					
Median sale p	rice									
Median price	\$1,700,000	Pro	operty Type	Hou	ISE		Suburb	Cottles Bridge		
Period - From	16/07/2023	to	15/07/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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**<sup>\*</sup> 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









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)



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

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.

Account - Barry Plant | P: (03) 9431 1243





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