F.P. Nevins & Co. Real Estate PTY LTD Real Estate Agents, Auctioneers

# **STATEMENT OF INFORMATION**

18 ERSKINE STREET, BRIDGEWATER ON LODDON, VIC 3516 PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



## 18 ERSKINE STREET, BRIDGEWATER ON 📇 3 🕒 1 😓 1

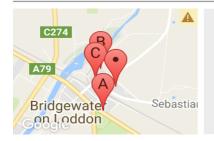
Indicative Selling Price

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

Price Range:

\$175,000 to \$185,000

## **MEDIAN SALE PRICE**



## **BRIDGEWATER ON LODDON, VIC, 3516**

Suburb Median Sale Price (House)

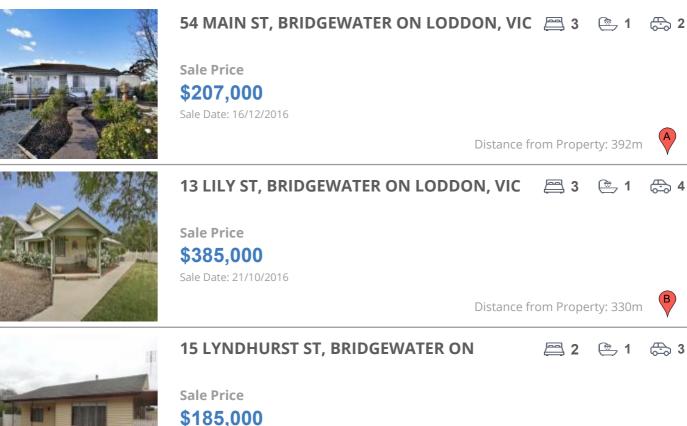
\$251,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder** 

## **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.



Sale Date: 31/08/2016

Distance from Property: 292m

This report has been compiled on 04/07/2017 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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 18 ERSKINE STREET, BRIDGEWATER ON LODDON, VIC 3516 postcode

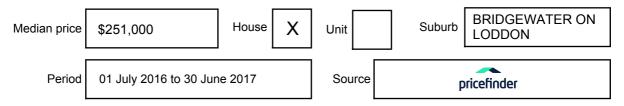
### Indicative selling price

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

Price Range:

\$175,000 to \$185,000

### Median sale price



### **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
54 MAIN ST, BRIDGEWATER ON LODDON, VIC 3516	\$207,000	16/12/2016
13 LILY ST, BRIDGEWATER ON LODDON, VIC 3516	\$385,000	21/10/2016
15 LYNDHURST ST, BRIDGEWATER ON LODDON, VIC 3516	\$185,000	31/08/2016

