

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:

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.



54 MAIN ST, BRIDGEWATER ON LODDON, VIC

3 1 2

Sale Price

\$207,000

Sale Date: 16/12/2016

Distance from Property: 392m



13 LILY ST, BRIDGEWATER ON LODDON, VIC

3 1 4

Sale Price

\$385,000

Sale Date: 21/10/2016

Distance from Property: 330m



15 LYNDHURST ST, BRIDGEWATER ON

2 1 3

Sale Price

\$185,000

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
postcode

18 ERSKINE STREET, BRIDGEWATER ON LODDON, VIC 3516

Indicative selling price

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Price Range:

\$175,000 to \$185,000

Median sale price

Median price

\$251,000

House

X

Unit


Suburb

BRIDGEWATER ON LODDON

Period

01 July 2016 to 30 June 2017

Source



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