

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 and
postcode

22 JENNINGS ROAD BRUTHEN VIC 3885

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$434,000

Property type

House

Suburb

Bruthen

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 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

31 NICHOLSON CREEK ROAD WISELEIGH VIC 3885	\$1,080,000	14-Apr-25
99 WINDSOR DRIVE SARSFIELD VIC 3875	\$1,050,000	22-Sep-25
530 OLIVERS ROAD NICHOLSON VIC 3882	\$970,000	29-May-24

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 18 months.~~

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31 NICHOLSON CREEK ROAD WISELEIGH VIC 3885

 4  3  8

Sold Price **\$1,080,000** Sold Date **14-Apr-25**

Distance **4.47km**



99 WINDSOR DRIVE SARSFIELD VIC 3875

 4  3  3

Sold Price ^{RS} **\$1,050,000** Sold Date **22-Sep-25**

Distance **6.79km**



530 OLIVERS ROAD NICHOLSON VIC 3882

 4  2  12

Sold Price **\$970,000** Sold Date **29-May-24**

Distance **13.89km**

RS = Recent sale **UN** = Undisclosed Sale

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