

# 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 or  
locality and postcode

1702 BRIDGEWATER ROAD CAPE BRIDGEWATER

## Indicative selling price

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

Single price \$475,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$637,500

\*House

\*Unit

Suburb  
or locality PORTLAND 3305

Period - From 20/05/2017 to 20/05/2018

Source PRICE FINDER

## 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
1	151 AMOS ROAD CAPE BRIDGEWATER	\$755,000	06/02/2017
2	32 FLINDERS STREET CAPE BRIDGEWATER	\$800,000	11/08/2017
3	147 AMOS ROAD CAPE BRIDGEWATER	\$520,000	17/05/2017