

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3B Newbridge-Arnold Road, Newbridge VIC 3551

Indicative selling price

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

Single Price \$55,000

Median sale price

Median Price \$66,250

Land



Suburb
or locality

Newbridge

Period - From Jan 2017

to

Dec 2017

Source

Pricefinder

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
1 Old Tarnagulla Rd, Newbridge VIC 3551	\$74,000	01/12/2016
2 Lyons St, Newbridge VIC 3551	\$70,000	20/08/2016
3 Triangle Rd, Newbridge VIC 3551	\$45,000	08/09/2017