



## 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

1626 – 1636 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)

PRICE \$2,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median price n/a \*House  LAND  Suburb  
or locality CAPE BRIDGEWATER

Period - From 18/10/2021 to 18/10/2022 Source realestate.com.au

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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	1721 BRIDGEWATER ROAD CAPE BRIDGEWATER	\$1,555,000	03/01/22
2	29 FLINDERS STREET CAPE BRIDGEWATER	\$2,225,000	17/12/21
3	1674 BRIDGEWATER ROAD CAPE BRIDGEWATER	\$965,000	16/02/22

This Statement of Information was prepared on 18/10/2022