



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

| |
|------------------------------------|
| 138 KITTSOON ROAD CAPE BRIDGEWATER |
|------------------------------------|

Indicative selling price

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

PRICE

| |
|-----------|
| \$555,000 |
|-----------|

Median sale price

Median price

| | | | | | | |
|-----|--------|-------------------------------------|------|--------------------------|-----------------------|------------------|
| n/a | *House | <input checked="" type="checkbox"/> | LAND | <input type="checkbox"/> | Suburb or locality | CAPE BRIDGEWATER |
|-----|--------|-------------------------------------|------|--------------------------|-----------------------|------------------|

Period - From

| | | |
|----------|----|----------|
| 21/11/22 | to | 21/11/23 |
|----------|----|----------|

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

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 | 18 KENTRUCK ROAD HEYWOOD | \$475,000 | 20/3/23 |
| 2 | 1024 GORAE ROAD GORAE | \$540,000 | 22/2/23 |
| 3 | 6 WESTLAKES ROAD PORTLAND | \$630,000 | 14/3/23 |

This Statement of Information was prepared on 21/11/2023