



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

3 PEACOCKS ROAD CAPE BRIDGEWATER

Indicative selling price

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

PRICE \$995,000

Median price \$678,000

*House X

*Unit

Suburb
or locality CAPE BRIDGEWATER

Period - From 22/10/23

to 22/10/24

Source PRICE FINDER

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	Lot 1 /1703 BRIDGEWATER ROAD CAPE BRIDGEWATER	\$1,900,000	9/11/23
2	Lot 2/1703 BRIDGEWATER RD CAPE BRIDGEWATER	\$1,075,000	18/9/23
3	1680 BRIDGEWATER RD CAPE BRIDGEWATER	\$840,000	22/06/22