

Statement of Information

Single residential property located outside

the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

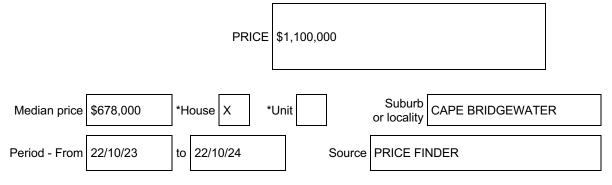
Property offered for sale

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



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