



## 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

LOT 2 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)

PRICE \$1,100,000

Median price \$678,000 \*House  \*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