

# STATEMENT OF INFORMATION

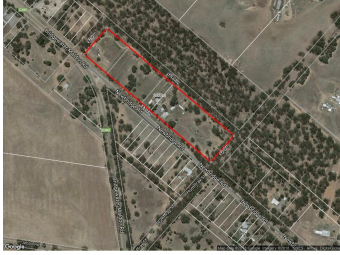
23 NEWBRIDGE ROAD, NEWBRIDGE, VIC 3551

PREPARED BY JACINTA MCIVOR, PROFESSIONALS BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**23 NEWBRIDGE ROAD, NEWBRIDGE, VIC**



### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **275,000 to 302,500**

Provided by: Jacinta McIvor, Professionals Bendigo

## MEDIAN SALE PRICE



**NEWBRIDGE, VIC, 3551**

Suburb Median Sale Price (House)

**\$180,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**31 GIFFARD ST, NEWBRIDGE, VIC 3551**



Sale Price

**\$250,000**

Sale Date: 08/08/2017

Distance from Property: 1.5km



**135 EDDINGTON-LAANECOORIE RD,**



Sale Price

**\$252,500**

Sale Date: 13/08/2016

Distance from Property: 10km



**157 MITCHELL LANE, LLANELLY, VIC 3551**



Sale Price

**\$235,000**

Sale Date: 04/03/2017

Distance from Property: 7.3km



This report has been compiled on 23/03/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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 and  
postcode

23 NEWBRIDGE ROAD, NEWBRIDGE, VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: 275,000 to 302,500

### Median sale price

Median price \$180,000

House

Unit

Suburb

NEWBRIDGE

Period

01 January 2017 to 31 December 2017

Source

pricfinder

### Comparable property sales

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
31 GIFFARD ST, NEWBRIDGE, VIC 3551	\$250,000	08/08/2017
135 EDDINGTON-LAANECORIE RD, LAANECORIE, VIC 3463	\$252,500	13/08/2016
157 MITCHELL LANE, LLANELLY, VIC 3551	\$235,000	04/03/2017