

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 GARDAM COURT BRUTHEN VIC 3885

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

House

Suburb

Bruthen

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

43 BETHROSS DRIVE TAMBO UPPER VIC 3885	\$835,000	23-May-23
35 HAZELDENE CRESCENT NICHOLSON VIC 3882	\$870,000	22-May-23
101 MURRUMBUNG DRIVE NICHOLSON VIC 3882	\$1,000,000	22-Aug-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12 October 2023



**43 BETHROSS DRIVE TAMBO
UPPER VIC 3885**

 3  2  3

Sold Price **\$835,000** Sold Date **23-May-23**

Distance **11.69km**



**35 HAZELDENE CRESCENT
NICHOLSON VIC 3882**

 3  1  4

Sold Price **\$870,000** Sold Date **22-May-23**

Distance **16.64km**



**101 MURRUMBUNG DRIVE
NICHOLSON VIC 3882**

 3  2  2

Sold Price ^{RS} **\$1,000,000** Sold Date **22-Aug-23**

Distance **13.04km**

RS = Recent sale UN = Undisclosed Sale

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