bellarine property

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 1 135 Bluestone School Road, Connewarre

Indicative selling price

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

Single price		or range between	$680,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median price	$1,037,500	*House	X	*Unit		Suburb or locality	Connewarre
Period - From	January	to	March 2018			Source	Realestate.com.au

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
1. 9 Graham Lane, Connewarre	$725,000	May 2018
2. 51 Graham Lane, Connewarre	$722,000	May 2018
3. 6 Lawn Court, Connewarre	$645,000	October 2017

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.