Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

280 Mine Road, Cottles Bridge Vic 3099

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|---------------|-------|-------------------|--|-------------|------|----------|----------------|--|
| Range betweer | n \$1,240,000 | | & | | \$1,364,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$1,358,750 | Prope | Property Type Hou | | ISE | | Suburb | Cottles Bridge | |
| Period - From | 21/07/2024 | to 20 | 0/07/2025 | | So | urce | Property | / Data | |

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

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | Address of comparable property | | Date of sale |
|----|---------------------------------------|-------------|--------------|
| 1 | 65 Barreenong Rd COTTLES BRIDGE 3099 | \$1,315,000 | 16/04/2025 |
| 2 | 140 Barreenong Rd COTTLES BRIDGE 3099 | \$1,250,000 | 15/04/2025 |
| 3 | | | |

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

21/07/2025 12:30



JellisCraig





Property Type: House **Land Size:** 10926.522 sqm approx Agent Comments lan Mason (03) 9718 2222 0418 597 176 ianmason@jelliscraig.com.au

Indicative Selling Price \$1,240,000 - \$1,364,000 Median House Price 21/07/2024 - 20/07/2025: \$1,358,750

Comparable Properties

| 65 Barreenong Rd COTTLES BRIDGE 3099 (REI) 2 2 2 2 Price: \$1,315,000 Method: Private Sale Date: 16/04/2025 Rooms: 5 Property Type: House (Res) Land Size: 27000 sqm approx | Agent Comments |
|--|----------------|
| 140 Barreenong Rd COTTLES BRIDGE 3099 (REI) Image: a state of the sta | Agent Comments |

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

Account - Jellis Craig | P: 03 94321444



🗧 propertydata

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