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



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