

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

46 BRUTHEN-NOWA NOWA ROAD 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

\$670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Bruthen

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

1238 TAMBO UPPER ROAD BRUTHEN VIC 3885	\$600,000	25-Feb-25
7 MOUNT LITTLE DICK ROAD BRUTHEN VIC 3885	\$780,000	08-Jul-25

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.

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**1238 TAMBO UPPER ROAD
BRUTHEN VIC 3885**

 3  1  2

Sold Price **\$600,000** Sold Date **25-Feb-25**

Distance **3.54km**



**7 MOUNT LITTLE DICK ROAD
BRUTHEN VIC 3885**

 3  1  1

Sold Price **\$780,000** Sold Date **08-Jul-25**

Distance **3.71km**

RS = Recent sale **UN** = Undisclosed Sale

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