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

29 HILL STREET SUNDERLAND BAY VIC 3922

Indicative selling price

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

Single Price	\$699,000	or range between		&				
Median sale price								
(*Delete house or unit as app	olicable)							

Median Price	\$632,500	Prope	erty type House		Suburb	Sunderland Bay	
Period-from	01 Jan 2024	to	31 Dec 2	2024	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	
32 SINCLAIR AVENUE SURF BEACH VIC 3922	\$700,000	20-Nov-24	
21 SINCLAIR AVENUE SURF BEACH VIC 3922	\$695,000	11-Sep-24	
3 PHILLIP ISLAND ROAD SUNDERLAND BAY VIC 3922	\$650,000	04-Jun-24	

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: 02 January 2025



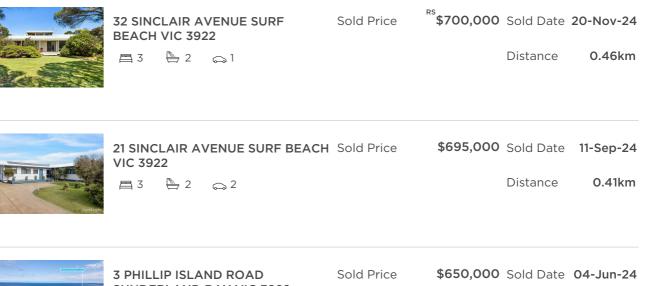
consumer.vic.gov.au



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	3 PHILLIP ISLAND ROAD		Sold Price	\$650,000	Sold Date	04-Jun-24	
-	SUNDE	RLAND	BAY VIC 3922				
	昌 3	2 🚔	⇔ 2			Distance	0.23km

RS = Recent sale UN = Undisclosed Sale

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