

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

27A PHILLIP ISLAND ROAD 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Sunderland Bay

Period-from

01 Mar 2022

to

28 Feb 2023

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

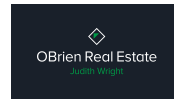
Date of sale

23 PHILLIP ISLAND ROAD SUNDERLAND BAY VIC 3922	\$625,000	23-Jan-23
32 ELWOOD AVENUE SURF BEACH VIC 3922	\$610,000	08-Mar-23
17 PHILLIP ISLAND ROAD SUNDERLAND BAY VIC 3922	\$640,000	21-Nov-22

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: 20 March 2023



Greg Davis

P 03 5952 5100

M 0488279740

E greg.davis@obrienrealestate.com.au



**23 PHILLIP ISLAND ROAD
SUNDERLAND BAY VIC 3922**

3 2 2

Sold Price

^{RS}

\$625,000

Sold Date

23-Jan-23

Distance

0.05km



**32 ELWOOD AVENUE SURF BEACH
VIC 3922**

4 2 -

Sold Price

^{RS}

\$610,000

Sold Date

08-Mar-23

Distance

0.33km



**17 PHILLIP ISLAND ROAD
SUNDERLAND BAY VIC 3922**

3 1 2

Sold Price

\$640,000

Sold Date

21-Nov-22

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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