

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 11 Phillip Island Road, Sunderland Bay, VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$649,000

&

\$679,000

Median sale price

Median price

\$637,500

Property Type

House

Suburb

Sunderland Bay (3922)

Period - From

01/04/2023

to

31/03/2024

Source

pPRICEFINDER

Comparable property sales

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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
13 PHILLIP ISLAND ROAD, SUNDERLAND BAY VIC 3922	\$640,000	02/04/2024
15 ALVINA CRESCENT, SURF BEACH VIC 3922	\$690,000	31/01/2024
20 SUNDERLAND BAY ROAD, SUNDERLAND BAY VIC 3922	\$625,000	24/08/2024

This Statement of Information was prepared on: 22/11/2024