

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

35 SIXTH AVENUE RAYMOND ISLAND VIC 3880

Indicative selling price

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

Single Price

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Raymond Island

Period-from

01 Aug 2022

to

31 Jul 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

31 FOURTH AVENUE RAYMOND ISLAND VIC 3880	\$610,000	22-Apr-23
15 ELEVENTH PARADE RAYMOND ISLAND VIC 3880	\$595,000	12-Sep-22
18 CURRAWONG CLOSE RAYMOND ISLAND VIC 3880	\$540,000	09-Jul-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.~~

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Real Estate

Bret Ward

P 03 5152 7588

M 0427 562 644

E bret.ward@eldersrealestate.com.au



**31 FOURTH AVENUE RAYMOND
ISLAND VIC 3880**

3 2 2

Sold Price

\$610,000

Sold Date

22-Apr-23

Distance

0.15km



**15 ELEVENTH PARADE RAYMOND
ISLAND VIC 3880**

3 2 3

Sold Price

\$595,000

Sold Date

12-Sep-22

Distance

0.63km



**18 CURRAWONG CLOSE
RAYMOND ISLAND VIC 3880**

3 3 1

Sold Price

\$540,000

Sold Date

09-Jul-22

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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