

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



98 THE ESPLANADE, SURF BEACH, VIC

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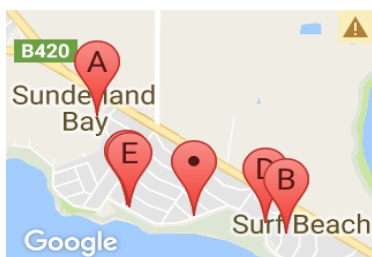
Indicative Selling Price

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

Single Price: \$739,000

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE



SURF BEACH, VIC, 3922

Suburb Median Sale Price (House)

\$399,500

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



1 HILL ST, SUNDERLAND BAY, VIC 3922

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Sale Price

\$700,001

Sale Date: 20/01/2016

Distance from Property: 951m



13 DUNVEGAN CRES, SURF BEACH, VIC 3922

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Sale Price

\$765,000

Sale Date: 12/04/2016

Distance from Property: 609m



9 LINKS ST, SURF BEACH, VIC 3922

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Sale Price

\$645,500

Sale Date: 18/06/2016

Distance from Property: 441m



This report has been compiled on 04/07/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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134 THE ESP, SURF BEACH, VIC 3922

 3  2  2

Sale Price

\$670,000

Sale Date: 12/02/2017

Distance from Property: 461m



76 THE ESP, SURF BEACH, VIC 3922

 3  2  3

Sale Price

\$740,000

Sale Date: 23/02/2017

Distance from Property: 421m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

98 THE ESPLANADE, SURF BEACH, VIC 3922

Indicative selling price

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

Single Price:

\$739,000

Median sale price

Median price

\$399,500

House

X

Unit


Suburb

SURF BEACH

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
1 HILL ST, SUNDERLAND BAY, VIC 3922	\$700,001	20/01/2016
13 DUNVEGAN CRES, SURF BEACH, VIC 3922	\$765,000	12/04/2016
9 LINKS ST, SURF BEACH, VIC 3922	\$645,500	18/06/2016
134 THE ESP, SURF BEACH, VIC 3922	\$670,000	12/02/2017

76 THE ESP, SURF BEACH, VIC 3922	\$740,000	23/02/2017
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